CRP-25-01

DOWNTOWN BOCA

MEMORANDUM

PLANNING AND ZONING APPLICATION

DATE: September 29, 2026

FROM: Mark Sohaney
Executive Director

SUBJECT: **The Sanborn**
CRP-25-01 / PZCRP-2025-00003

LOCATION: **100 Northeast 1st Avenue**
SITE AREA: **0.31 acres**
APPLICANT/ AGENT: **Sanborn RE, LLC / Miskel Backman LLP**
OWNER: **Sanborn RE, LLC**
EXISTING LAND USE: **Retail/Office Building**
FUTURE LAND USE: **CBD – Central Business District**
ZONING DISTRICT: **Downtown Development of Regional Impact (DDRI) Ordinance 4035, as amended**

APPLICATION REQUEST(S)	SUBJECT PROPERTY LOCATION MAP
Individual Development Approval to: 1. Redevelop the Property to construct a new eight (8)-story, approximately 54,681 square foot private club development with two (2) level, approximately 11,200 square foot, below-grade, fully automated, valet parking structure with other on-site and off-site modifications that include relocating an on-street parallel parking space, landscaping and hardscape improvements. 2. Approve a transfer of authorized development from Downtown Subarea D to Downtown Subarea B. 3. Approve a conversion of uses within Downtown Subarea B.	

Staff Recommendation:

☒	Approval with conditions
☐	Denial

I. SUMMARY AND PROJECT DESCRIPTION

The Sanborn RE LLC (the "Applicant") is requesting an Individual Development Approval ("IDA"), pursuant to Ordinance No. 4035, as amended (also known as the Downtown Development of Regional Impact (DDRI) Development Order, or "DDRI Development Order"), on an approximately 0.31-acre property generally located at 100 Northeast 1st Avenue ("Property"), within Downtown Subarea B to:

- Authorize the construction of a new eight (8)-story, approximately 54,681 square foot private club development with a two (2)-level, approximately 11,200 square foot, below-grade, fully automated, valet parking structure, with related on-site improvements.
- Authorize and require off-site improvements that include streetscaping improvements to the west side of Northwest 1st Avenue across from the Property (widening a portion of the sidewalk, reconfiguration of the existing six (6) on-street parking spaces to accommodate the relocation of an additional on-street parallel parking space from East Boca Raton Road), landscaping, and hardscaping improvements.
- Approve a transfer of authorized development from Downtown Subarea D to Downtown Subarea B ("Transfer").
- Approve a conversion of uses within Downtown Subarea B ("Conversion").

Collectively, the construction of on-site and off-site improvements make up the "Project," and each of these components listed above is referred to herein as the "Application."

The Property, located at the northeast corner of Northeast 1st Avenue and East Boca Raton Road, currently consists of a two (2)-story, approximately 8,188-square-foot retail/office building. Across East Boca Raton Road, to the south of the Property, is the "Aletto at Sanborn Square" project (approved on May 22, 2023 by DDRI IDA No. CRP-21-02, the "Aletto Project"), which is currently under construction and consists of two (2) mixed-use buildings that include office, restaurant, and retail uses. There is an existing alley that extends east from Northeast 1st Avenue to Northeast Mizner Boulevard (the "Alley"). North of the Alley, the two properties at 132 and 170 NE 2nd Street – which combined total approximately 1.67 acres extend nearly the entire block, aside from the City-owned parking lot at 190 NE 2nd Street that fronts on Northeast Mizner Boulevard – is currently developed with an approximately 15,450 square foot strip commercial center and approximately 7,963 square foot US Post Office (together, hereinafter the "Mizner Plaza Property"). On March 23, 2026, the Community Redevelopment Agency (CRA) approved DDRI IDA No. CRP-23-01, authorizing construction of the "Mizner Plaza Hotel Project" on the Mizner Plaza Property. The Mizner Plaza Hotel Project includes the construction of a 12-story/approximately 142 foot tall (total height), 275,412 square foot, 219-room hotel with 12,000 square feet of restaurant use and 18,840 square feet of retail use) with an internal parking structure. The Mizner Plaza Hotel Project also includes the expansion of the Alley by approximately 10 feet for a total Alley width of 20-feet for the entire length of the block. However, no building permit has been issued for the Mizner Plaza Hotel Project, so it is important to ensure that the Project will be functional and comply with all relevant requirements whether or not the Mizner Plaza Hotel Project is constructed. This Project would utilize the Alley for vehicular access to the Property. However, if the Mizner Plaza Hotel Project is not constructed and the improvements to the Alley are not completed, staff has determined that the existing Alley is sufficient to provide vehicular access to this Project.

The Project proposes redeveloping the Property by demolishing the existing building and constructing a private club development consisting of retail, restaurant, gym, wellness, multi-use, and meeting spaces that would only be accessible to members of the private club. These uses would be distributed between eight (8) floors (with the exception of the seventh floor, which is dedicated to mechanical equipment). The ground floor includes access to the Project and the below-grade, fully automated, valet parking structure, which includes 85 parking spaces

on the Property. The Applicant also proposes additional off-site parking at the Aletto Project. Section 3.E. of this staff memorandum provides further information on parking for the Project.

This Project includes on-site and off-site landscaping and hardscaping improvements. On-site improvements include the installation of seven (7) Gumbo Limbo trees near a new driveway along East Boca Raton Road and seven (7) new Live Oak street trees along both Northeast 1st Avenue and East Boca Raton Road. Additionally, due to the location of the proposed one (1)-way exit driveway on East Boca Raton Road, an on-street parking space will be eliminated. This Application proposes to relocate this on-street parking space along the west side of Northeast 1st Avenue, across from the Property. This relocation will result in the reconfiguration of the existing six (6) on-street parking spaces and two (2) planters. This will result in the removal of the two (2) planters to allow the additional on-street parking space to be relocated there, and will also widen a portion of the sidewalk at this location, as the existing sidewalk is misaligned.

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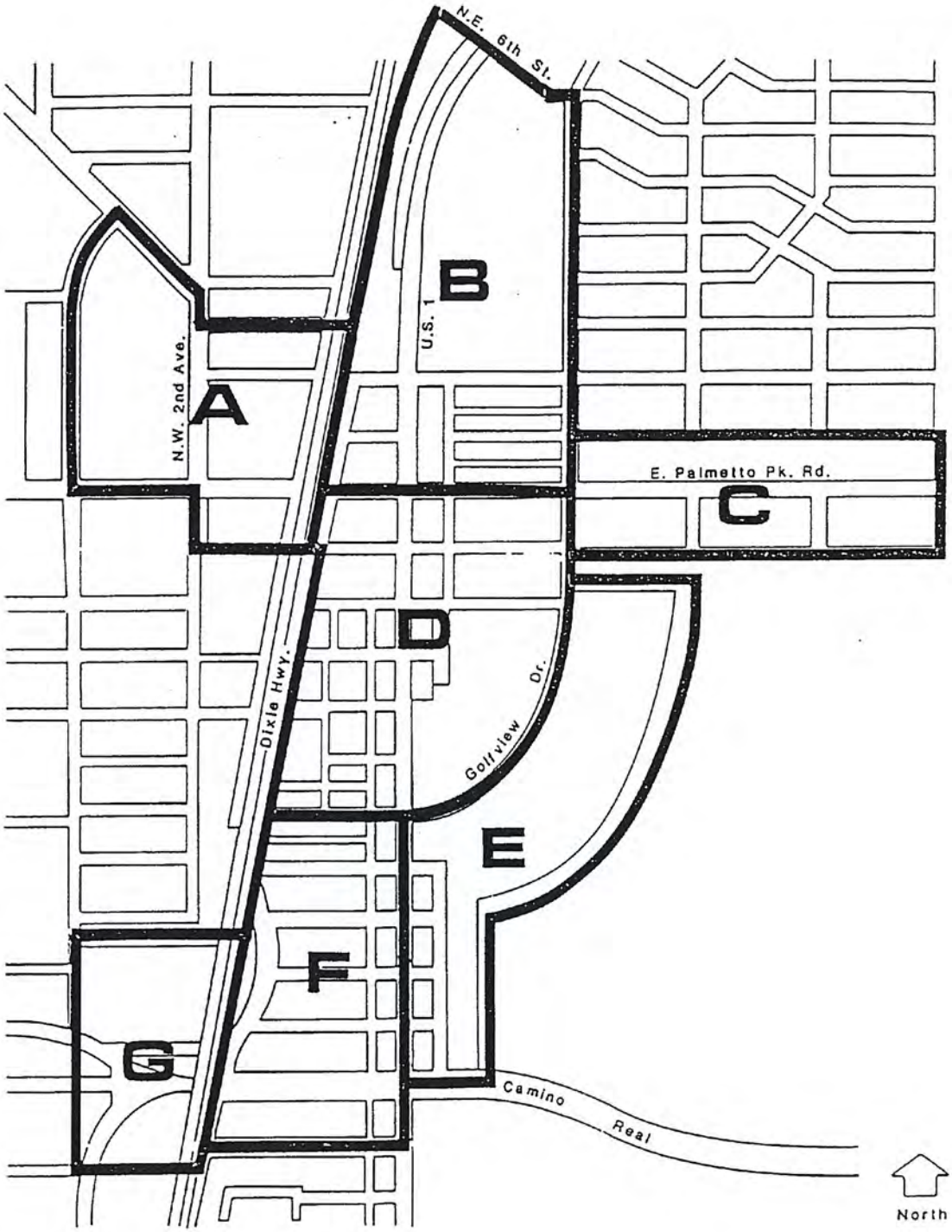
The Property is located within Downtown Subarea B, which is shown on the following illustration, entitled Boca Downtown DRI – Subarea Map.

Boca Downtown DRI – Subarea Map



The following table summarizes the Office Equivalent ("OE") Development necessary for the Project, and the necessary transfers and conversion:

Land Use	Intensity	Equivalency Factor	Office Equivalent
TOTAL OE PROPOSED			
Retail (Medium)	40,453 SF	1,265 per 1,000 SF of OE	**31,979 SF**
Existing OE to be Demolished	8,188 SF	1,000 per 1,000 SF of OE	**8,188 SF**
Total Additional OE Required			**23,791 SF**
Total OE Required from Subarea D for Transfer			
Office	23,791 SF	1,000 per 1,000 SF of OE	**23,791 SF**
Total OE Proposed			**31,979 SF**
Current Balance of OE Development Remaining in Subarea B			**0 SF**
Balance of OE Development Remaining in Subarea B after Proposed Development			**0 SF**
Balance of OE Development Remaining in Subarea D after Proposed Development			**254,833 SF**

As stated earlier, this Application also requires the Transfer from Subarea D, and the Conversion within Subarea B. The Transfer is required because there are no more available OEs within Subarea B. As such, the Transfer is 23,791 OEs from Subarea D, and the Conversion is 31,979 square feet of Office (including the 8,188 square feet of existing Office on the Property to be demolished and the 23,791 OEs transferred from Subarea D) to 40,453 square feet of Retail (Medium). None of the OEs associated with the Project will return to Downtown Subarea B. There are currently zero (0) OEs remaining in Downtown Subarea B. If the proposed IDA, including the Transfer and Conversion, were approved, 254,833 square feet of OEs would remain in Downtown Subarea D.

The anticipated net annual tax increment revenue generated by this Project is estimated to be $200,000.00.

Staff is recommending approval of the Application because it meets all applicable development standards set forth in the DDRI Development Order.

II. BOARD RECOMMENDATIONS

A. RECOMMENDATION FROM COMMUNITY APPEARANCE BOARD

The Project was heard at the September 15, 2026, Community Appearance Board ("CAB") meeting for formal recommendation of landscaping to the CRA. As part of the Applicant's presentation, they requested that the CAB recommend a condition of approval that larger pavers than those allowed in the City's Downtown Quarters Paver Guidelines be allowed in pedestrian right-of-way ("ROW") areas (i.e., sidewalks). At the meeting, the Applicant did not have specifications on the larger pavers they are proposing, nor did they bring samples of these pavers. Furthermore, the Applicant did not present this idea to or coordinate with staff prior to this meeting. Nonetheless, the CAB recommended approval by a vote of 5-0, with the condition that the Applicant be permitted to explore installing larger pavers within the pedestrian right-of-way along the Property frontage, specifically along Northeast 1st Avenue and East Boca Raton Road. At this time, staff does not support allowing different pavers in the City's ROW, as changing a long-standing design standard has several implications, including long-term maintenance, especially in terms of compliance with the Americans with Disabilities Act or "ADA" standards, and to ensure uniformity and consistency along the adjacent right-of-way. As such, staff has not incorporated this condition of approval in the accompanying IDA.

B. RECOMMENDATION FROM PLANNING AND ZONING BOARD

This Application will be heard at the October 1st Planning and Zoning Board meeting. An update on the Planning and Zoning Board's recommendation will be provided after the meeting.

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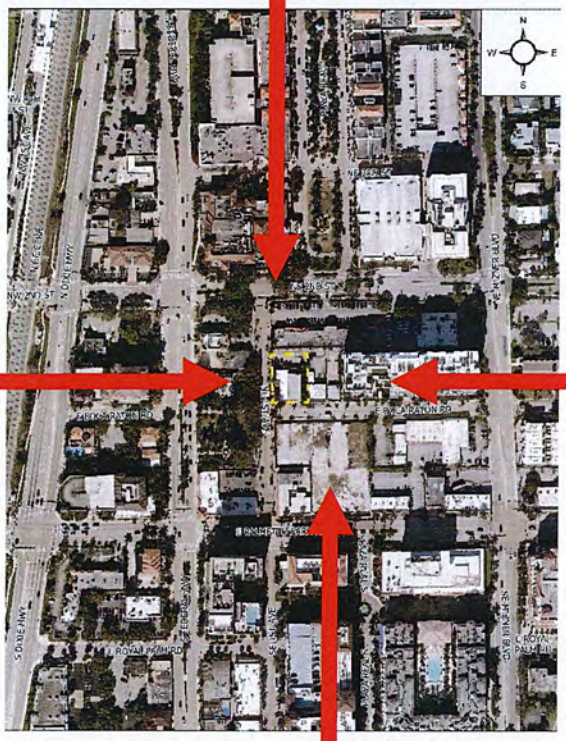
III. BACKGROUND

A. PROPERTY CONTEXT

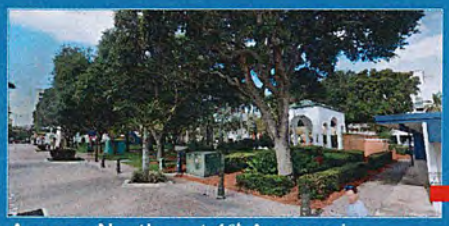
Mixed Use to the North

Adjacent to the Property is a mixed-use development. Another mixed-use development was approved that includes hotel, retail, and restaurant.

Zoning = DDRI
FLU = Commercial Business District (CBD)



Park to the West



Across Northeast 1st Avenue is Sanborn Square Park.

Zoning = DDRI
FLU = Commercial Business District (CBD)

Retail and Residential to the East

Adjacent to Property is a multifamily residential building and retail buildings.

Zoning = DDRI
FLU = Commercial Business District (CBD)

Bank and Hotel to the South

Across the East Boca Raton Road is a construction site, where a mixed use development project is being constructed.

Zoning = DDRI
FLU = Commercial Business District (CBD)

DISCLAIMER: Photos are intended to provide context and show the physical improvements on the subject property and environs. They are not intended to demonstrate parking demand, traffic intensity or other time sensitive impacts. Source: Google Maps, Street View, dated August 3, 2026

B. HISTORY

Based on the Palm Beach Property Appraiser, the original two (2)-story building was constructed in 1948. The City does not have the original building permit number readily available, nor has an Individual Development Approval ever been authorized for this Property. The earliest record is on a 1970 permit card; however, the City has historical aerial photographs dating back to February 14, 1968, which show that the existing building was constructed.

C. COMMUNITY OUTREACH AND PUBLIC INPUT

The Applicant has indicated that a community meeting was held on June 11, 2026. According to the Applicant, mailers were sent to all adjacent property owners within a 500-foot radius, identified through the Palm Beach Property Appraiser's website, totaling approximately 170 property owners. At the meeting, seven (7) individuals, six (6) of whom resided in the Tower 155 building located at 155 East Boca Raton Road. According to the Applicant, six (6) of the seven (7) individuals were supportive of the proposed Project and the other individual opposed the development.

Staff has not received correspondence from any neighboring property owners or associations as it relates to this Application.

D. PUBLIC NOTICE

Pursuant to Section 28-8, Code of Ordinances, the following notices were provided:

- 10-day mailer notice to owners of properties within 500 feet radius of the Property.
- Posting of Property 10 days prior to public hearing date.

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IV. ZONING/DIMENSIONAL REQUIREMENTS

A. SETBACKS & ENCROACHMENTS

Floor	Floor / Element Elevation Height	Setback Required	Setback Provided to Façade	Provided Setback to nearest Architectural Element	Element / Location	Maximum Encroachment
West (NE 1st Avenue)						
Below Grade Parking Structure	-24'-0"	0'-0"	4'-9"	N/A	N/A	N/A
Ground Floor	0'-0"	6'-0"	9'-0"	9'-0"	N/A	N/A
2nd Floor	16'-0"	6'-0"	30'-6"	30'-6"	N/A	N/A
3rd Floor	26'-6"	30'-0"	30'-6"	27'-11"	Architectural Fin	2'-7"
4th Floor	40'-0"	30'-0"	30'-6"	27'-11"	Architectural Fin	2'-7"
5th Floor	53'-6"	30'-0"	30'-6"	27'-11"	Architectural Fin	2'-7"
6th Floor	67'-0"	30'-0"	30'-6"	27'-11"	Architectural Fin	2'-7"
7th Floor	80'-6"	30'-0"	30'-6"	27'-11"	Architectural Fin	2'-7"
8th Floor	90'-0"	30'-0"	30'-6"	27'-11"	Architectural Fin	2'-7"
Roof	100'-0"	30'-0"	48'-0"	48'-0"	N/A	N/A
South (E Boca Raton Road)						
Below Grade Parking Structure	-24'-0"	0'-0"	1'-4"	N/A	N/A	N/A
Ground Floor	0'-0"	6'-0"	8'-10"	8'-10"	N/A	N/A
2nd Floor	16'-0"	6'-0"	32'-0"	32'-0"	N/A	N/A
3rd Floor	26'-6"	30'-0"	32'-0"	31-'0"	Architectural Fin	1'-0"

4th Floor	40'-0"	30'-0"	32'-0"	31-'0"	Architectural Fin	1'-0"
5th Floor	53'-6"	30'-0"	32'-0"	31-'0"	Architectural Fin	1'-0"
6th Floor	67'-0"	30'-0"	32'-0"	31-'0"	Architectural Fin	1'-0"
7th Floor	80'-6"	30'-0"	32'-0"	31-'0"	Architectural Fin	1'-0"
8th Floor	90'-0"	30'-0"	32'-0"	31-'0"	Architectural Fin	1'-0"
Roof	100'-0"	30'-0"	32'-0"	32'-0"	N/A	N/A
North (Alley)						
Below Grade Parking Structure	-24'-0"	0'-0"	0'-10"	N/A	N/A	N/A
Ground Floor	0'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
2nd Floor	16'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
3rd Floor	26'-6"	0'-0"	0'-0"	0'-0"	N/A	N/A
4th Floor	40'-0"	0'-0"	0'-0"	0'-0"	N/A	N/A
5th Floor	53'-6"	0'-0"	0'-0"	0'-0"	N/A	N/A
6th Floor	67'-0"	0'-0"	0'-0"	0'-0"	N/A	N/A
7th Floor	80'-6"	0'-0"	0'-0"	0'-0"	N/A	N/A
8th Floor	90'-0"	0'-0"	0'-0"	0'-0"	N/A	N/A
Roof	100'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
East (Interior Side Property Line)						
Below Grade Parking Structure	-24'-0"	0'-0"	2'-3"	N/A	N/A	N/A
Ground Floor	0'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
2nd Floor	16'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A

3rd Floor	26'-6"	0'-0"	2'-1"	2'-1"	N/A	N/A
4th Floor	40'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
5th Floor	53'-6"	0'-0"	2'-1"	2'-1"	N/A	N/A
6th Floor	67'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
7th Floor	80'-6"	0'-0"	2'-1"	2'-1"	N/A	N/A
8th Floor	90'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A
Roof	100'-0"	0'-0"	2'-1"	2'-1"	N/A	N/A

The Project meets the main building setback requirements and allowable encroachments pursuant to the DDRI Development Order, as discussed in further detail below.

Pursuant to the DDRI Development Order, roof overhangs, eaves, gutters, or architectural features may encroach up to 36 inches into a required setback from a right-of-way line where the building is up to 50 feet in height, and may encroach up to 48 inches into a required setback from a right-of-way line where the building is greater than 50 feet in height, provided that the element encroaching into the required setback:

(i) does not add building volume or habitable spaces to the building; and
(ii) is located where the exterior building wall terminates at the roofline, where the roofline overhangs the exterior building wall, or is fixed beneath the roofline.

The Project proposed one (1) type of building encroachment: architectural features, which does not create additional habitable space or add building volume. The proposed architectural features are architectural fins along the building facade. The proposed architectural fin encroachments encroach one (1)-foot, zero (0)-inches into the required southern setback and two (2)-foot, seven (7)-inches into the required western setback.

B. BUILDING HEIGHTS

- Maximum (habitable & non-habitable space): 100'-0" or nine (9)-stories
- Provided (habitable & non-habitable space): 100'-0" and eight (8)-stories
- Maximum building height with architectural features not to exceed: [Not specified in the DDRI Development Order]
- Provided building height with architectural features: 107'-0"

C. OPEN SPACE

- Minimum Required: 40 percent or 5,265 square feet
- Provided: 42.16 percent or 5,549 square feet
  - Minimum Required "Open to Sky": 65 percent or 3,,422 square feet
  - Provided "Open to Sky": 79 percent or 4,400 square feet
  - Maximum "Covered Open Space": 35 percent or 1,843 square feet
  - Provided "Covered Open Space": 21 percent or 1,149 square feet

D. ACCESS

The Property is located at the northeast corner of Northeast 1st Avenue and East Boca Raton Road. Currently, vehicular access to the Property is through the Alley, which leads to nine (9) parking spaces available onsite. There is no existing vehicular access from Northeast 1st Avenue or East Boca Raton Road into the Property. This Application proposes to continue to provide access to the Property through the Alley, with a one (1)-way access driveway south through the Property to East Boca Raton Road. This will result in a loss of an on-street parking space along East Boca Raton Road; however, the Applicant proposes to relocate the on-street parking space to the west side of Northeast 1st Avenue, across from the Property. Deliveries and services will be provided to the Property during times that all uses on the Property are closed, so that those services can use the one-way driveway without interfering with other traffic along the Alley, valet operations, or club members arriving or exiting the Property.

There are existing sidewalks along Northeast 1st Avenue and East Boca Raton Road. The Applicant is proposing to reconfigure the existing streetscape, including the existing on-street parking spaces (which includes the relocation of an on-street space from East Boca Raton Road, as mentioned above), sidewalk and landscaping. There is pedestrian access into the building along Northeast 1st Avenue, but it is for members only. There is no pedestrian access into the building along East Boca Raton Road.

E. PARKING

Required vehicular parking is determined for this Project based on the shared parking methodology set forth in DDRI Development Order Paragraph (2)(4)(b)3, which results in a requirement of 183 parking spaces. DDRI Development Order Paragraph (2)(4)(b)3 provides that "[w]hen any land or building is used for two or more uses ... the minimum total number of required parking spaces shall be determined by [the shared parking methodology set forth in the DDRI Development Order]" which is intended to "... permit a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time."

As such, the number of required parking spaces for the Project was determined based on a shared parking study entitled "Parking Demand Study," prepared by JMD Engineering Inc., dated August 21, 2026 (hereinafter, the "Parking Study"). The methodology beings with determining the number of parking spaces that would be required for each use pursuant to the DDRI Development Order, not considering shared parking, which is 279 parking spaces, as set forth in the following table:

Required Vehicular Parking for the Project by Use Before Applying Shared Parking			
Use	**Required Vehicular Rate***	**Quantity of Use on Property**	**Pre-Shared Parking Requirement**
Office	3 spaces per 1,000 SF	297 SF	1 Space
Gym**	(1 parking space per 175 square feet) X 90%	3,096 SF	16 Spaces
Spa	4 spaces per 1,000 SF	5,328 SF	22 Spaces
Game/Card Room	4 spaces per 1,000 SF	1,670	7 Spaces
Multi-use and Meeting**	(1 space for each 3 seats, plus 1 space for each 25	146 Seats	44 Spaces

	square feet of additional gross floor area for public assembly purposes) X 90%		
Bar	1 space per 2.2 linear feet	121 Feet	55 Spaces
Restaurant	1 space per 38.9 SF of CSA	4,767 SF of CSA	123 Spaces
Lobby (Retail)	4 spaces per 1,000 SF	2,555 SF	11 Spaces
TOTAL			**279**

*Required vehicular parking pursuant to the ***DDRI Development Order*** and ***City Code of Ordinances***.
Off-street parking for uses not specified in the ***DDRI Development Order* shall be provided in the amount of 90% of the off-street parking requirements for such uses in the ***City Code of Ordinances***.

The Parking Study analyzes the specific uses offered by the private club development: office, gym, spa, game/card room, multi-use and meeting, bar and restaurant, and the lobby. Five (5) of these uses (office, spa, game/card room, bar and restaurant, and lobby) utilize the parking rates for Retail, Office, and Restaurant in the DDRI Development Order, whereas the gym and multi-use and meeting space are parked utilizing rates in the City Code of Ordinances for Retail and Places of Public Assembly. The DDRI Development Order allows for off-street parking uses not specified to be provided in the amount of 90 percent of the parking requirements for such uses in the City Code of Ordinances pursuant to Paragraph 2(4)(b)(1). The gym is parked at the Retail rate per the City Code of Ordinances in lieu of the established parking rate for Retail in the DDRI Development Order, consistent with precedent as other gym uses have been established in the Downtown utilizing the City Code retail parking rate. This is a conservative approach to address parking demand for a use (private club) that has not previously been established in the Downtown.

The Parking Study, in determining the amount of required parking for the Project at different times of the day (and differentiating weekdays from weekends), specifies that not all uses within the proposed project will operate at the same time. Table 5 in the Parking Study illustrates when certain uses would be opened during specified hours. As such, a condition of approval has been included in the accompanying IDA that enumerates which uses within the Project must be closed at specified hours/days.

As mentioned before, the Parking Study concludes that when its parking demand is the highest, 183 parking spaces are required for the Project. Staff has confirmed the findings of the Parking Study, and has determined that **the required parking for the Project is 183 parking spaces**.

The Applicant is providing a below-grade, fully automated, valet parking structure with 85 parking spaces. Pursuant to DDRI Development Order Paragraph 2(4)(b)(6), required off-street parking spaces can be either located on the same parcel or no more than 600 feet from the use they are intended to serve, provided there is a legal instrument assuring the continued availability of such spaces. The criterion for these off-site parking spaces to be approved require that the off-site parking facility is reasonably located in relation to the use it is intended to serve, based upon such factors as the type of facility, likely purpose of the trip to the facility, distance from the use intended to be served, any physical barriers which must be crossed to reach the use to be served, and adequate and appropriate signage. For the weeknight and weekend periods, the Applicant proposes utilizing the Aletto Project's parking structure for off-site parking. As depicted in Table 7 of the Parking Study, pursuant to the Aletto Project's IDA, there are 206 parking spaces available during the week from 6 p.m. to 12 a.m., when 81 off-site parking spaces are required, 348 parking spaces available during the weekend from 9 a.m. to 4 p.m., when 13 off-site spaces are required, and 212 parking spaces available during the weekend from 6 p.m. to 12 a.m., when 98 off-site parking spaces are required. The Aletto Project is located approximately 60 feet from the Property.

This Project is subject to the Downtown Transportation Demand Management (TDM) Program as part of this Application. Conditions of approval are included in the accompanying IDA requiring the Applicant to file a TDM application and plan that includes designation of an entity to oversee and coordinate the TDM Plan, providing sheltered, secure facilities for bicycle storage, transit pass subsidies for Tri-Rail, Palm Tran, and Brightline at 100 percent to on-site employees, provide an annual contribution to the City's Downtown transit programs of $9,165.00, and perform surveys. The Tri-Rail, Palm Tran, and Brightline passes are to be provided no later than on the last Friday of the month to on-site employees for the upcoming month.

The Applicant is required to relocate an on-street parking space proposed to be removed to accommodate a new Project driveway on East Boca Raton Road. The driveway curves before it terminates onto East Boca Raton Road, so that vehicles exit the Property at a slower pace for pedestrian safety and to only impact one (1) of the three (3) on-street parking spaces located adjacent to the Property on East Boca Raton Road. The Applicant is proposing to relocate the on-street parking space across the street from the Property, along the west side of Northeast 1st Avenue, which requires reconfiguration of the existing streetscape (including the existing on-street parking spaces) to remove two (2) small planters that include a Bailey Palm and an Alexander Palm, and expand the sidewalk by approximately three (3)-feet, to eight (8)-feet, which will be consistent with the portion of the sidewalk to the south, and align the on-street parking spaces.

The Applicant is required to provide five percent (5%) of the required number of vehicular parking spaces for bicycle parking for each of the listed uses, or 12 bicycle parking spaces. The Applicant is providing 19 bicycle parking spaces with 12 short term bicycle parking spaces located on the ground level and seven (7) long term bicycle parking spaces located on the 7th floor of the Project.

V. MOBILITY

A. MULTI-MODAL TRANSPORTATION

The Property is within reasonable proximity to multimodal transportation systems, including the Brightline station, approximately 1,000 feet northwest of the Property, and Tri-Rail, approximately 2.95 miles northwest of the Property.

These stations can be reached via Palm Tran, bicycle, on foot or, in the case of the Brightline Station, via the BocaCONNECT Circuit Shuttle ("Downtown Circuit"). The Downtown Circuit is an on-demand, all-electric microtransit shuttle service operated by Circuit Transit, Inc. It is designed to help people move easily around Downtown, connect to Brightline, improve "first-mile/last-mile" mobility, and reduce car trips. There is no direct connection between an adjacent bus stop and the Brightline station. The Downtown Circuit operates within the southeastern portion of the City of Boca Raton. Its operational limits are east of Interstate 95, north of the Hillsboro Canal, south of Glades Road, and west of NE/SE 5th Avenue, but the service also operates within a portion of the City east of the Intracoastal, north of the Boca Raton Inlet, and south of the Gumbo Limbo Nature Preserve. The operational limits are subdivided into three (3) zones: red, blue, and green. The red zone includes Downtown, the Library, and the Brightline station, and the rest of the operational area is designated as a blue zone, with the exception of the green zone, which is part of a summer pilot program expansion area to the barrier island for the area south of the Boca Raton Inlet. Rides that start and end in the red zone are free; all other rides are available for a small fee. The Downtown Circuit does not directly connect to the Boca Raton Tri-Rail station. A resident would need to use alternative transportation to reach the Tri-Rail station, which provides regional rail service to Miami, Fort Lauderdale, and West Palm Beach. Public transportation options include Palm Tran bus routes along Federal Highway, such as Route 94, which serves the Tri-Rail station and connects to Florida

Atlantic University ("FAU") and the City's Downtown. Overall, the Property's proximity to rail and bus networks positions it as an accessible location for multimodal transportation and transit-oriented development.

Northeast 1st Avenue is characterized by small planter islands between on-street parking spaces that cannot accommodate large canopy trees. These existing planter islands currently consist of Royal or Alexander Palm trees. This Application will result in the reconfiguration of the right-of-way along Northeast 1st Avenue and East Boca Raton Road, installing a new eight (8)-foot-wide sidewalk along Northeast 1st Avenue and a seven (7)-foot, eight (8)-inch sidewalk along East Boca Raton Road, with large planter islands that can accommodate seven (7) new Live Oak trees along the Property frontage that are included as part of the Project, which will provide shade and enhance the pedestrian experience.

Further details concerning mobility are available in the Applicants' Narrative Package.

B. TRAFFIC

Trip Generation (TPS – Concurrency Purposes. Excludes Pass-By)			
Scenario	**Trip Generation (trips)**		
	Daily	**AM Peak Hour**	**PM Peak Hour**
Existing Site Office – 8,188 SF	106	13	16
Proposed Site Restaurant – 10,256 SF Fitness – 8,424 SF Recreation – 1,695 SF Office/Meeting – 10,782 SF	716	31	64
Net TPS New Trips	**610**	**18**	**48**

The Project is expected to result in a net increase of 610 daily trips, an increase of 18 AM peak hour trips and an increase of 48 PM peak hour trips. The Property is located within the DDRI, for which traffic concurrency is vested on an areawide basis; therefore, a traffic concurrency (TPS) letter from Palm Beach County Traffic Division is not required. While traffic concurrency is vested in the DDRI, sufficient development rights must be available in the project's subarea. As previously discussed, a Transfer and a Conversion are required for the Project. The Project's traffic consultant, JMD Engineering, Inc., reported in their "Land Use Transfer & Conversion Analysis," dated August 5, 2026, that the Project would not significantly impact any intersections and that the Project meets the traffic standards to allow the Transfer and Conversion.

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VI. ANALYSIS

A. REVIEW CRITERIA

1. Site Plan – Individual Development Approval

Pursuant to CRA Rules (See Chapter 4, Section 3.3, page 17 of the Rules) of the Boca Raton Community Redevelopment Agency ("CRA") Rules, the CRA Board ("Board") shall consider the following factors when reviewing Individual Development Approvals:

3. Review by the Board.

The Board shall consider, but the consideration shall not be limited to, the following factors when reviewing Individual Development Approvals:

a. The Development Order, Building Code, Land Dedication Requirements, Sign Ordinance, Subdivision Regulations, Vacation and Abandonment of Streets and Easements and sections of the Zoning Code specially referenced in the Development Order;
b. The information and plans submitted by the Applicant;
c. Any testimony and public input received at the public meeting;
d. The data, files, recommendations and comments of the Executive Director of the Agency, City departments, the Planning and Zoning Board and the Community Appearance Board;
e. Conformance with the Development Order and the Design Guidelines in the Development Order; and
f. Conformance with the Amended Downtown Plan and planning principles some of which may be articulated in subsequent studies necessary to achieve the Vision, Goals and Policies of the Plan. *(To assist in this review the Design Guidelines in the Development Order and Vision, Goals and Policies of the Amended Downtown Plan, and function, aesthetics and design guidelines adopted by the Board or City Council are provided as Appendices to the Rules)*

Staff Analysis: This Application will add a new private club development (designated as Retail [Medium]) within Downtown Subarea B. This private club development will consist of a mix of uses that include retail, restaurant, gym, wellness, multi-use, and meeting spaces. Since there are zero (0) square feet of OE Development in Downtown Subarea B, a Transfer and a Conversion are required for the Project. This Application includes other on-site and off-site improvements that include a new eight (8)-foot-wide sidewalk on Northeast 1st Avenue and a new seven (7)-foot, eight (8)-inch wide sidewalk on East Boca Raton Road along the Property frontage. These improvements along the Property frontage also include the reconfiguration of on-street parallel parking spaces and the addition of street trees. One (1) on-street parking space along East Boca Raton Road will be relocated along the western portion of Northeast 1st Avenue adjacent to Sanborn Park, directly west of the Property. This relocation will result in the reconfiguration of a portion of the City right-of-way, which includes the removal of the two (2) parking planter islands, adding an additional on-street parking space (for a total of seven [7] on-street parking spaces at this location), and widening the sidewalk to align with the portion of the sidewalk to the south. This Project includes a below-grade, fully automated, valet parking structure that provides 85 parking spaces. This project requires more than 85 parking spaces (analyzed in Section 3.E of this staff memorandum) and seeks

to provide off-site parking, approximately 60 feet from the Property, more specifically located at the Aletto Project just south of the Property across East Boca Raton Road. A private parking agreement has been provided allowing for the Application to utilize parking spaces provided at the Aletto Project. Pursuant to the Parking Study, depending on the time of day, as much as 98 additional parking spaces is required to be available at the Aletto Project. As discussed in this memorandum, staff has analyzed all components of this Application, including the off-site parking, Transfer, and Conversion, and staff supports the Applicant's requested Application with conditions.

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN

Staff Analysis

Boca Raton Comprehensive Plan

For consistency, relevant, goals policies and objectives were pulled from the entire comprehensive plan to be analyzed for compatibility with the proposed amendment. To access the Boca Raton Comprehensive Plan, click here.

Element	Policy/ Goal/ Objective	Content	Staff Finding
Future Land Use	Policy LU 2.3.2	Adjacent land use will be reviewed for compatibility of the use under consideration.	The project is consistent with this policy, as the Project will redevelop the Property with a private club development that includes various other uses (retail, restaurant, office, etc.) allowed in the Downtown. The proposed Project will demolish the existing retail building in Downtown Subarea B to provide such development. The new private club development is compatible with adjacent land uses because it is in the Downtown, a mixed-use area, and is adjacent to existing retail and multifamily residential buildings, as well as a park. There are other projects currently under construction, such as the Aletto Project, or have been approved that include office, restaurant, hotel, and other retail uses, such as the Mizner Plaza Hotel Project.

	Objective LU 3.2.0	Create a unified vision for the Southeast Planning Area that emphasizes the Downtown as a civic and cultural destination within the City, and accommodates a built form that fosters interconnectivity and the making of pedestrian-friendly streets, parks and civic spaces while protecting the character of surrounding neighborhoods.	The Project will construct and reconfigure the sidewalks and on-street parking spaces along both sides of Northeast 1st Avenue, including the addition of new street trees, the relocation of an on-street parking space, and the widening of a portion of a sidewalk.
	Policy LU 3.2.13	Improve sidewalks, streetscapes, pedestrian crossings, and public open space to create an interconnected downtown consistent with the Downtown Master Plan as amended/updated.	The Project proposes to reconfigure the existing streetscape, including the existing on-street parking spaces (which includes the relocation of an on-street parking space from East Boca Raton Road to Northeast 1st Avenue), sidewalk and landscaping improvements. This also includes other off-site improvements such as the widening of the sidewalk along the west side of Northeast 1st Avenue to align it with the existing sidewalk to the south.
Transportation	Policy 1.2.2	The City shall support mobility by developing land use plans and policies that encourage mixed-use land use patterns, pedestrian-oriented site design, and direct higher density development toward locations served by transit, all of which will also help to reduce greenhouse gas emissions through a reduction in Vehicle Miles Traveled (VMT).	The Project is consistent with this policy because it provides a combination of uses (retail, restaurant, and other uses as mentioned in this staff memorandum) for the members of this private club.

	Policy 2.1.7.	The City shall develop and apply access management standards to minimize the frequency of individual driveways and intersections through the consolidation of existing driveways, requiring shared access for new development between adjacent parcels, and developing an interconnected network of streets and alleyways that will provide direct access to low speed, local streets	The Project is consistent with this policy because the Application utilizes the existing Alley for access to the Property, with a one (1)-way driveway to access the Project that egresses onto East Boca Raton Road.
	Policy 2.1.8.	On and off-site parking standards shall be designed to minimize the visual and operational impact of parking on the pedestrian environment, encourage the use of on-street parking, where appropriate, and encourage the development of public, shared parking facilities in lieu of private, on-site parking.	The Project is consistent with this policy because the Application provides a below-grade, fully automated, valet parking structure that is not visible from the public realm. All parking operations on the Property would occur from the proposed one (1)-way driveway that is located behind a gate, which is not visible to pedestrians. Additionally, this Application proposes to utilize off-site parking at the Aletto Project across the street where, depending on the time of day, up to 98 additional parking spaces would be required pursuant to the Parking Study.

C. URBAN DESIGN REVIEW / SITE DESIGN / ARCHITECTURE

As this Project is in the Downtown, a review of the Project was required by the City's Urban Design Consultant, Complete Cities Planning Group (the "City's Consultant"), to confirm that the Project complies with the DDRI Development Order and all applicable appendices. The City's Consultant has completed its urban design review pertaining to the proposed architectural and urban design and concluded that the Application complies with the DDRI Development Order, inclusive of all appendices. The City's Consultant has provided an Urban Design memo explaining their findings.

D. DOWNTOWN PLAN COMPATIBILITY/CONSISTENCY

Based on the overall design of the Project, staff finds that the Project's proposed site design is consistent with the following policies of the Amended Downtown Plan ("Plan") associated with the DDRI Development Order:

- Land Use & Urban Design Policy 1.1: calls for projects to *"provide for a diverse mix of land uses."*
- Land Use & Urban Design Policy 1.2: encourages projects to provide *"mixed retail, commercial, residential, cultural, and public uses throughout the area."*
- Land Use Policy 2.5: *Encourage[s] establishments and developments that provide opportunities for community gathering and socialization that serve a variety of residents and patrons.*
- Urban Design Policy 1.3: *Establish an interim north/south linkage along First Avenue or other appropriate path(s) from Mizner Park to Royal Palm Plaza.*
- Transportation Policy 1.5: encourages *"efficient use of parking facilities through shared parking agreements, parking management systems, and cooperation between sites. "*

F. LAND USE COMPATIBILITY

The Project is located at the northeast corner of the intersection of Northeast 1st Avenue and East Boca Raton Road. The immediate surrounding properties include a mix of the following office and retail buildings, a multifamily residential development, a park, and a construction site: to the north of the Project is one (1)-story retail plaza that include retail and restaurant uses; to the south is construction site where the Aletto Project is being constructed; to the east is an office and retail building along with a multifamily residential development along East Boca Raton Road; and to the west is a the Sanborn Square park. The properties located to the north, south, east, and west are zoned DDRI and have a future land use (FLU) designation of CBD. Staff has found this Project to be compatible with the properties adjacent to the Project.

VII. FINDINGS

1. The proposed Project complies with the DDRI Development Order, inclusive of its appendices.
2. The proposed Project is consistent and compatible with adjacent land uses.
3. The Project consists of 40,453 square feet of Retail (Medium) use, which equals 31,979 square feet of OEs, and there are presently zero (0) OEs available in Downtown Subarea B. The proposed demolition of the existing building provides a credit of 8,188 OEs, leaving 23,791 OEs that must be transferred from another subarea in order for the Application to be approved (31,979 OEs required for the Project – 8,188 OEs demolition credit = 23,791 OEs).
4. This Application includes a Transfer of 23,791 OEs from Downtown Subarea D to Downtown Subarea B.
5. In addition to the Transfer, approval of the Application requires a conversion of uses within Downtown Subarea B, specifically converting 31,979 square feet of Office (consisting of 8,188 square feet credit for demolition of the existing building and 23,791 square feet of Office from the proposed Transfer) to 40,453 square feet of Retail (Medium).
6. The proposed Project will provide 85 parking spaces with a below-grade, fully automated, valet parking structure, with additional off-site parking available at the adjacent Aletto Project.
7. The Project requires as many as 98 total parking spaces off-site (depending on the time of day, pursuant to the Parking Study) at the adjacent Aletto Project, which is presently under construction. The off-site parking at the Aletto Project includes the quantities and times as follows: Weekdays from 6: p.m. through 12:00 a.m. (81 spaces), Weekends from 9:00 a.m. through 4:00 p.m. (13 spaces), and Weekends from 6:00 p.m. through 12:00 a.m. (98 spaces).

8. The Application depends upon a parking agreement allowing for the use of the parking spaces provided at the Aletto Project.
9. This Application includes off-site improvements to the Northeast 1st Avenue and East Boca Raton Road rights-of-way that consist of reconfiguring the on-street parallel parking spaces, relocating an existing on-street parallel parking space, sidewalk improvements, and the installation of street trees

Document originated by: Jacob German, AICP, Senior Planner

MISKEL BACKMAN LLP

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DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

November 13, 2025
January 16, 2026
March 9, 2026
May 18, 2026
July 10, 2026

The Sanborn
100 NE 1st Avenue
IDA Application

3S INVESTMENTS, LLC ("Petitioner") propose to secure an approval to redevelop the +/- 0.30-acre property located at 100 NE 1st Avenue (PCNs: 06-43-47-20-28-000-0130) ("Subject Property"), which is generally located on the eastside of NE 1st Avenue, south of NE 2nd Street and abutting and north of E Boca Raton Road. The Subject Property is located within the DDRI, Downtown Development of Regional Impact, zoning district and is designated CBD, Central Business District, on the City's Future Land Use Map. Both the DDRI zoning district and the CBD land use category are intended for a variety of development within the central business area of the City.

The Subject Property exists within an urban downtown context, with a range of commercial, residential and mixed uses in the area. Surrounding uses consist of the following:

	FLU	Zoning	Use
North	CBD	DDRI	Commercial
South	CBD	DDRI	Commercial
East	CBD	DDRI	Commercial
West	CBD	DDRI	Sanborn Square

I. Proposed Redevelopment

Rising in the heart of downtown Boca Raton directly across from Sanborn Square, "The Sanborn" is conceived as an elegant eight-story private social club designed to redefine contemporary hospitality and members-only experiences. The 100-foot tower, designed by HdA Architects, is envisioned as a refined architectural landmark that blends exclusivity, hospitality, and urban engagement while drawing inspiration from the serene character of the adjacent park.

The architecture expresses a contemporary interpretation of Boca Raton's architectural heritage, referencing the foundational design principles established by Addison Mizner while translating them into a modern architectural language. Mizner's emphasis on pedestrian-oriented design, natural materials, shading devices, and human-scale detailing informs the overall design approach. Rather than replicating historic forms, the project distills these

principles into a restrained composition defined by proportion, material authenticity, and careful attention to the public realm.

The building's massing is articulated as a series of refined horizontal layers that reduce the perceived scale of the structure while creating depth and shadow throughout the façade. A limestone-clad podium grounds the building with a sense of permanence and material richness, while upper levels introduce a lighter architectural expression composed of finely detailed wood elements and expanses of glass. This material palette establishes a warm and timeless character while maintaining a distinctly contemporary aesthetic appropriate for the evolving downtown environment.

A defining architectural element of the façade is a rhythmic series of horizontal fins that frame the glazing and create a refined architectural veil. These elements serve both aesthetic and functional roles: they provide passive solar shading, soften the building's visual mass, and establish privacy for the interior club spaces while still allowing expansive outward views toward the park and city. The layered façade composition produces a dynamic interplay of light and shadow throughout the day, reinforcing the building's sculptural presence.

At the street level, the architecture transitions deliberately from urban edge to garden environment. The building frontage is designed as a landscaped forecourt that functions as a natural extension of Sanborn Square, creating a welcoming pedestrian environment that emphasizes greenery, shade, and informal gathering spaces. Mature trees, layered planting beds, and expanded sidewalks frame a central outdoor room anchored by a sculptural glass-block waterfall feature. This architectural element introduces movement, sound, and filtered transparency, allowing subtle glimpses into the building's interior while maintaining a sense of discretion appropriate for a private club.

This landscape-driven frontage establishes a pedestrian experience that prioritizes comfort and engagement. Rather than presenting a continuous hard edge along the sidewalk, the building is set back within a garden-like environment that softens the street interface and breaks down the perceived scale of the structure. The result is a pocket-park atmosphere that enhances walkability and strengthens the connection between the building and Sanborn Square.

Arrival for members occurs through a discreetly integrated valet courtyard concealed behind the landscaped frontage. Limestone walls, wood cladding, and cascading water elements guide guests into a private motor court where vehicles are transferred to an underground robotic parking system by valet staff. From this secluded arrival sequence, members enter an open-air lobby conceived as a tranquil garden courtyard, creating a moment of calm and transition within the center of the city, with views outward via the glass block waterfall that separates the public realm with the private.

The program of the building is organized vertically to support a layered social experience. The second floor is dedicated to a wellness and spa level designed as a serene retreat for members. Floors three through six contain the primary club spaces, including curated dining venues, lounges, entertainment areas, and wellness amenities. These levels house a range of hospitality environments such as chef-driven restaurants, a refined supper club, intimate cocktail lounges, a concealed speakeasy, private fitness facilities, cigar and wine rooms, and a collection of flexible social spaces designed for gathering and events.

Floor seven of the building is exclusively reserved for the mechanical floor of the building, hiding all the equipment from the public realm.

At the top of the building, (Floor 8) the rooftop level introduces an elevated outdoor experience overlooking downtown Boca Raton and Sanborn Square. A pool deck, outdoor lounges, and the Sky Bar create a vibrant social destination framed by panoramic views of the city and surrounding landscape.

Through its architecture, materiality, and relationship to the public realm, The Sanborn establishes a balance between exclusivity and urban engagement. The building's contemporary interpretation of Mizner-inspired principles, its landscape-integrated street presence, and its carefully articulated façade contribute to a refined architectural expression that is both timeless and distinctly rooted in Boca Raton's evolving downtown character.

a. Height

Though composed of only eight (8) stories, the proposed development is designed with generous ceiling heights throughout all occupied floors (with the exception of the mechanical level on the seventh floor). As a result, the building reaches a roof height of 100 feet, with a maximum elevation of 104'-6" to the top of the parapet—fully compliant with the allowances established by Ordinance 4035.

b. Setbacks

The project has been designed in full compliance with Ordinance 4035. While the ordinance permits a 0'-0" setback along the north and east property lines, the proposal exceeds this requirement by providing a setback of 2'-1" on the east side, and 2'-1" on the north side at the ground floor level.

Along the south and west frontages, where a minimum ground-floor setback of 6 feet is required, the project again surpasses the standard, offering 8'-10" on the south and 9'-0" on the west. All upper floors further enhance this buffer, providing minimum setbacks of 30'-6" on the west and 32'-0" on the south.

All identified encroachments are limited to the architectural fins located on the building facade. No other portions of the structure extend into required setback areas.

c. Open Space

The proposed project meets the required open space standards. While the Code mandates that developments exceeding 75 feet in height provide 40% open space (equivalent to 5,265 square feet for this 13,163 square-foot property), with at least 65% of that area open to the sky.

The proposed project delivers a total of 42.16% open space, or 5,549 square feet - surpassing the requirement by 284 square feet. Of this total, 80% is open to the sky, significantly exceeding the minimum threshold. Furthermore, 64% of the overall open space—equivalent to 3,486 square feet - is fully visible from the public realm, enhancing transparency, connectivity, and the pedestrian experience.

The proposed design fully meets the pedestrian-scale requirements of Boca Raton Ordinance 4035 by intentionally avoiding a continuous hard-edge wall at the ground level and instead creating a soft, human-scaled frontage that engages the public realm. The building is set back from the sidewalk and framed by layered landscaping, mature trees, and open garden spaces that break down the perceived mass and create a comfortable pedestrian environment. Rather than enclosing the street edge with blank walls or inactive ground-floor uses, the design introduces a pocket-park setting anchored by a sculptural waterfall element, encouraging gathering, interaction, and movement. This publicly usable green space provides far greater activation than a typical storefront or interior-only program, while the building's horizontal articulation, recessed planes, and upper-level setbacks visually reduce height and prevent a monolithic presence. Together, these elements align with the intent of Ordinance 4035 by promoting walkability, comfort, and true pedestrian engagement through shade, nature, and accessible open space.

d. Parking

A total of 85 parking spaces are provided on site with 63 spaces provided offsite but abutting the Subject Property as Ordinance 4035 permits and ensuring exceptional convenience for members. Valet operations are provided for both on site and off site parking.

On site parking operations are handled entirely through a state-of-the-art automated robotic parking system, operated exclusively by trained valet staff to deliver a seamless, safe, and highly efficient arrival experience. Additionally, bicycle parking at a rate of five-percent (5%) of the required number of vehicle parking spaces is required. 17 bicycle spaces are required and 19 bicycle spaces are provided.

The proposed design eliminates one (1) existing on-street parking space however due to unique constraints of the lot, egress is needed to provide for access to the garage and loading areas away from public view. Therefore, the elimination of the parking space is needed for adequate service and access to the property. After discussions with City staff, an alternative replacement location has been secured on the west side of NE 1st Avenue, within the required distance in accordance with Ordinance 4035.

Two car elevators—positioned strategically on the north and south sides of the valet court—serve as the connection between the arrival level and the below-grade parking facility. One elevator is dedicated to vehicle drop-off and the other to retrieval, allowing valet operations to flow effortlessly and minimizing wait times for members. Although the system functions perfectly well with only one lift, the introduction of a second elevator provides a layer of operational luxury and redundancy: should one elevator require maintenance, the valet team can continue full service without interruption, preserving the smoothness expected of a private members-only environment.

Members arrive from the north, entering discreetly through the alleyway, where they are greeted at the private, gated valet court. After handing off their vehicle, a valet attendant guides the car into the appropriate elevator, where the Lödige Industries automated system takes over—transporting, storing, and self-parking the vehicle within the secure underground garage. When the member requests their car, the system automatically retrieves it and returns it to the elevator for final pickup by the valet team, ensuring an effortless and refined departure experience.

The internal vehicular drive runs north to south, entering the building from the alley and exiting onto Boca Raton Road. Both access points are fully gated and strictly controlled, ensuring that only members of the social club may utilize this internal roadway. This controlled circulation reinforces the exclusivity, privacy, and elevated service that define The Sanborn experience.

e. Office Equivalency

The proposed project functions as a private, members-only social club. As part of a meeting with the City, it was determined that our use for office equivalency is Retail Medium. The existing building on the site currently holds an office equivalency of 8,188 which is slated for demolition and replace it with 31,979 square feet of Retail Medium.

f. Design Intent

The proposed building embraces the foundational design principles established by Addison Mizner—while translating those elements into a refined, contemporary expression suited for today's urban environment. Mizner's work is characterized by pedestrian-oriented architecture, human-scale detailing, and the integration of shading, texture, and natural materials to create inviting outdoor spaces. This project draws directly from those values and reinterprets them with modern materials, technology, and building performance standards.

At the street level, the design incorporates a series of layered horizontal projections and recesses that function as contemporary equivalents of Mizner's traditional colonnades, arcades, and awnings. These elements provide shade, visual rhythm, and architectural depth along all pedestrian frontages. The generous overhangs and articulated façade louvers create comfortable walkable environments by controlling sunlight, establishing natural shadow movement throughout the day, and framing the pedestrian experience. This

approach directly supports Mizner's emphasis on shaded, climatically responsive architecture appropriate to South Florida's tropical conditions.

The building's material palette draws from Mizner's use of natural textures and warm tones. While the design is modern in form, it incorporates limestone-inspired cladding that references the crafted stonework found in Boca Raton's early Mizner buildings. The subtle variation in tone and texture adds warmth and authenticity to the façade, grounding the contemporary structure in the architectural traditions of the region. The integration of lush landscaping, palm trees, and layered planting beds further reinforces the historic garden-inspired settings that Mizner used to soften and enrich his buildings.

In total, the project respectfully reinterprets Mizner's architectural DNA—human-scaled street design, shaded walkways, natural materials, and lush landscaping—within a modern vocabulary. The result is a building that feels distinctly of Boca Raton: authentic to its architectural heritage while forward-looking in its execution, contributing to a walkable, inviting, and contextually appropriate urban environment.

The proposed development has been intentionally crafted to meet the intent and requirements of the Amended Downtown Standards by establishing an activated, human-scaled environment that enhances the pedestrian experience along all project frontages. The design strengthens its relationship to Sanborn Square by extending the language of the park onto the project site, effectively blurring the boundary between the public realm and the building. By introducing expansive landscaped areas and preserving the character of mature trees, the frontage becomes a natural extension of the park rather than a hard urban edge.

A central gathering space anchors this transition zone, highlighted by a sculptural waterfall fountain that provides both visual interest and a calming auditory experience. This extension of nature directly supports a more welcoming and comfortable pedestrian environment, aligning with the Downtown Standards' emphasis on creating vibrant, engaging, and accessible street-level spaces.

The proposed design redefines what it means to create an active street façade by prioritizing genuine public engagement over passive visual activity. While a typical storefront or a ground-floor gym may provide transparency, these uses often limit true interaction—pedestrians can look in, but they cannot meaningfully participate in those spaces. In contrast, the project introduces a publicly accessible green frontage that functions as an extension of Sanborn Square, offering an activity-rich environment that encourages people to linger, gather, and engage directly with the space.

A central outdoor room anchors this frontage, centered around a sculptural waterfall feature that provides both visual interest and a dynamic sensory experience. These elements form a pocket-park atmosphere that is far more active and community-oriented than a traditional hard-edge façade. By creating a landscape-driven, publicly usable space, the project

delivers continuous engagement along the street frontage and more robust activation than would be achieved through enclosed interior uses alone.

g. Consistency with Comprehensive Plan & the Downtown Plan

The Sanborn is consistent with the following Objectives and Policies of both the City's Comprehensive Plan and the Downtown Plan.

Comprehensive Plan – Future Land Use Element

OBJECTIVE LU.3.2.0
Create a unified vision for the Southeast Planning Area that emphasizes the Downtown as a civic and cultural destination within the City, and accommodates a built form that fosters interconnectivity and the making of pedestrian-friendly streets, parks and civic spaces while protecting the character of surrounding neighborhoods.

POLICY LU.3.2.13
Improve sidewalks, streetscapes, pedestrian crossings, and public open space to create an interconnected downtown consistent with the Downtown Master Plan as amended/updated.

OBJECTIVE LU.4.3.0
Encourage pedestrian-oriented development through site design, building orientation and streetscape improvements.

POLICY LU.4.3.7
Buildings shall include street-level elements oriented to the pedestrian, such as awnings, arcades, and signage. Awnings are permissible over the public right of way subject to provisions of the City Code.

Response: The Sanborn seeks to enhance the Downtown's built form by introducing architecture to the skyline with warm, organic materials of hand-selected limestone, precision-crafted wood elements, and stone. A signature feature of The Sanborn is its ensemble of delicately proportioned horizontal fins, which frame the glazing in a refined architectural veil. The Sanborn will also enhance the pedestrian-friendly streets that surround it on three (3) sides. The design introduces a pocket-park setting anchored by a sculptural waterfall element, encouraging gathering, interaction, and movement. This publicly usable green space provides far greater activation than a typical storefront or interior-only program, while the building's horizontal articulation, recessed planes, and upper-level setbacks visually reduce height and prevent a monolithic presence.

OBJECTIVE LU.4.4.0
Encourage infill and redevelopment as a way to implement development strategies associated with enhanced mobility and promote compact, vibrant communities,

revitalize neglected areas, promote transportation choices and accommodate expected increases in population and employment.

POLICY LU.4.4.3
Promote compatible infill development and renovation within established neighborhoods.

Response: The Sanborn is a true infill development project in the established Downtown neighborhood that will enhance pedestrian experiences along the north, west and south sides by providing state of the art architecture and urban design.

The Downtown Plan

LAND USE & URBAN DESIGN GOAL 1
Continue to revitalize the downtown area through a variety of land use Policies and urban design guidelines intended to enhance the retail, office, Residential, cultural and recreational character of the area.

LAND USE & URBAN DESIGN POLICY 1.1: Provide for a diverse mix of land uses throughout the redevelopment area with a quality urban design consistent with the development of the downtown as a focal point for the City.

Response: The Sanborn is proposed as a private, members-only social club. Although the proposed club will not be open to the public, the redevelopment of the Subject Property will enhance pedestrian traffic to other uses in the Downtown area as members will have a central location to park and be within walking distance all the great restaurants, retail shops and other uses this area of the City provides.

This approach aligns with the Downtown Standards by fostering a vibrant, dynamic, and accessible street-level experience that genuinely enhances the public realm.

Respectfully,

MISKEL BACKMAN, LLP

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INDIVIDUAL DEVELOPMENT APPROVAL

DDRI IDA NO. CRP-25-01

PZCRP-2025-00003

100 NE 1st Avenue

CONSIDERATION OF AN INDIVIDUAL DEVELOPMENT APPROVAL (IDA) OF THE BOCA RATON COMMUNITY REDEVELOPMENT AGENCY FOR "THE SANBORN" PROJECT GENERALLY LOCATED ON APPROXIMATELY 0.30 ACRES AT 100 NORTHEAST 1ST AVENUE TO AUTHORIZE THE CONSTRUCTION OF AN EIGHT (8) STORY, APPROXIMATELY 54,681 SQUARE FOOT PRIVATE CLUB DEVELOPMENT WITH A TWO (2) LEVEL, APPROXIMATELY 11,200 SQUARE FOOT BELOW-GRADE, FULLY AUTOMATED, VALET PARKING STRUCTURE, WITH RELATED ON-SITE AND OFF-SITE IMPROVEMENTS, INCLUDING A TRANSFER OF AUTHORIZED DEVELOPMENT FROM DOWNTOWN SUBAREA D TO DOWNTOWN SUBAREA B, AND INCLUDING A CONVERSION OF USES WITHIN DOWNTOWN SUBAREA B FROM 31,979 SQUARE FEET OF OFFICE (INCLUDING 8,188 SQUARE FEET OF OFFICE ON-SITE TO BE DEMOLISHED) TO 40,453 SQUARE FEET OF RETAIL (MEDIUM); RESULTING IN APPROXIMATELY ZERO (0) SQUARE FEET OF OFFICE EQUIVALENT DEVELOPMENT REMAINING IN DOWNTOWN SUBAREA B, AND APPROXIMATELY 254,833 SQUARE FEET OF OFFICE EQUIVALENT DEVELOPMENT REMAINING IN DOWNTOWN SUBAREA D; PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to the provisions of Ordinance No. 4035, as amended, also known as the Downtown Development of Regional Impact (DDRI) Development Order ("DDRI Development Order") and the Rules of the Boca Raton Community Redevelopment Agency ("CRA") ("Rules"), The Sanborn RE, LLC ("Applicant"), has filed an application with the CRA for

"The Sanborn" development generally located on approximately 0.30 acres at 100 NE 1st Avenue (the "Property," described in Exhibit "A"), to authorize the construction of an eight (8)-story, approximately 54,681 square foot private club development with a two (2) level, 11,200 square foot, integrated, below-grade, fully automated, valet parking structure with related on-site and off-site improvements (the "Project"), including a transfer of authorized development from Downtown Subarea D to Downtown Subarea B, and including a conversion of uses within Downtown Subarea B from Office (8,188 square feet to be demolished on-site, along with the 23,791 square feet proposed to be transferred from Subarea D) to Retail (Medium) (40,453 square feet) (collectively, the "Application"); and

WHEREAS, based on data provided by the Palm Beach County Property Appraiser, the existing two (2)-story, approximately 8,188 square foot office building on the Property (the "Existing Office Building") was constructed in 1948; and

WHEREAS, the term "Applicant" shall include the Property owner, applicant, petitioner, lessee, tenant, heirs, successors in title, or any other relevant party having a lawful interest in the Property for which this IDA has been applied for; and

WHEREAS, public notice regarding the Application has been provided in accordance with the requirements of the DDRI Development Order and the Rules; and

WHEREAS, the CRA has considered the Application, and the recommendations of the City's professional staff, the Community Appearance Board, and the Planning and Zoning Board, and the testimony, reports, exhibits and other documentary evidence submitted; and

WHEREAS, the CRA, having considered all the foregoing and being fully advised and informed in the premises, has determined that it is in the best interests of the citizens of the City of Boca Raton to **[approve/not approve]** the Application, subject to specified conditions and limitations.

FINDINGS OF FACT

The CRA hereby **[finds/does not find]** that:

1. The Applicant has filed with the CRA the Application for Individual Development Approval (IDA) No. CRP-25-01 for the Property, proposed for development within the DDRI, pursuant to provisions and requirements of the DDRI Development Order, based on plans prepared by HdA Architects, date stamped received on August 26, 2026, attached hereto and incorporated as Exhibit "B.". The Project constitutes "development" as defined in the DDRI Development Order.
2. The Project consists of 40,453 square feet of Retail (Medium) use, which equals 31,979 square feet of office equivalent development ("OEs"), and there are presently zero (0) OEs available in Downtown Subarea B. The proposed demolition of the Existing Office Building provides a credit of 8,188 OEs, leaving 23,791 OEs that must be transferred from another subarea in order for the Application to be approved (31,979 OEs required for the Project – 8,188 OEs demolition credit = 23,791 OEs).
3. Accordingly, the Applicant has requested a transfer of 23,791 OEs from Downtown Subarea D to Downtown Subarea B (the "Transfer").
4. In addition to the Transfer, approval of the Application requires a conversion of uses within Downtown Subarea B, specifically converting 31,979 square feet of Office (consisting of

8,188 square feet credit for demolition of the Existing Office Building and 23,791 square feet of Office from the proposed Transfer) to 40,453 square feet of Retail (Medium) (the "Conversion").

5. The Application includes analyses in support of the Transfer, including an office equivalency analysis entitled "Land Use Transfer & Conversion Analysis 40453 SF Retail-Medium," prepared by JMD Engineering Inc., dated August 5, 2026, and the "Analysis of Public Facilities and Services," prepared by Thomas Engineering Group, dated August 3, 2026 (collectively, the "Transfer Impact Analysis"), which was determined to be complete by the Executive Director of the CRA on _____, 2026.

6. On _____, 2026, the Executive Director of the CRA submitted his report in regard to the Application, including the Transfer Impact Analysis, recommending approval of the Application.

7. This Application includes off-site improvements to the Northeast 1st Avenue and East Boca Raton Road rights-of-way that consist of reconfiguring the on-street parallel parking spaces, relocating an existing on-street parallel parking space, sidewalk improvements, and the installation of street trees, all as depicted in Exhibit "B."

8. Pursuant to DDRI Development Order Paragraph 2(4)(b)(3), required parking for the Project has been determined according to shared parking methodology, based on the "Parking Demand Study," prepared by JMD Engineering Inc., dated August 21, 2026 (hereinafter, the "Shared Parking Study") (including times when portions of the Project will not be operational, which are ensured by condition of approval in this IDA), which concludes that required parking for the Project varies by the time of day, ranging from a minimum of 10 parking spaces to a maximum of 183 parking spaces.

9. The Project proposes 85 parking spaces on the Property, which is less than required at certain times according to the Shared Parking Study.

10. Pursuant to DDRI Development Order Paragraph 2(4)(b)(6), requires off-street parking to be either located on the Property or no more than 600 feet from the use the off-street parking is intended to serve, provided that a legal instrument approved by the CRA Attorney assures the continued availability of such spaces, and subject the CRA finding that "the off-site parking facility is reasonably located in relation the use it is intended to serve, based upon such factors as the type of facility, likely purpose of the trip to the facility, distance from the use intended to be served, any physical barriers which must be crossed to reach the use to be served, and adequate and appropriate signage." The CRA Attorney has approved the legal instrument provided by the Applicant to assure the continued availability of such spaces. The CRA finds that the off-site parking facility **[is/is not]** reasonably located to the use it is intended to serve.

11. The Project requires as many as 98 total parking spaces off-site (depending upon the time of day, pursuant to the Shared Parking Study), and the Applicant has proposed to provide such off-site parking spaces at the adjacent "Aletto at Sanborn Square" project (DDRI IDA No. CRP-21-02) generally located at 110, 120, 132, and 136 East Boca Raton Road, and 123, 131, and 135 East Palmetto Park Road (the "Aletto Project"), approximately 60 feet to the south of the Property. The Aletto Project is presently under construction. The Application proposes off-site parking at the Aletto Project at the quantities and times as follows (collectively, the "Required Off-Site Parking"):

    - Weekdays from 6:00 p.m. through 12:00 a.m.: 81 spaces
    - Weekends from 9:00 a.m. through 4:00 p.m. 13 spaces

- Weekends from 6:00 p.m. through 12:00 a.m.: 98 spaces

12. Upon completion of construction, the Aletto Project will have available the required (or greater) number of off-site parking spaces for the Project during the times noted above, above and beyond the parking spaces required by the Aletto Project itself during those same times. The Applicant has proposed a parking agreement ("Parking Agreement") ensuring the availability of the required off-site parking spaces for the Project at the Aletto Project, which Parking Agreement has been reviewed and approved by the CRA Attorney. Pursuant to conditions of approval that are included in this IDA, the Parking Agreement must be executed and recorded prior to the issuance of a building permit for the Project.

13. Because the Application depends upon the Parking Agreement and the actual, physical availability of the Required Off-Site Parking, and because the Aletto Project (and the Required Off-Site Parking) are presently under construction, the CRA finds (and Applicant has expressly acknowledged) that no certificate of occupancy (CO) can be issued for the Project unless and until construction of the Aletto Project is completed, and a CO for the Aletto Project has been issued.

14. The Project is required to provide a Transportation Demand Management Plan pursuant to Section 23-243(1)(c), Code of Ordinances, as the Project consists of more than two (2) uses that share common parking facilities.

15. The CRA considered the Application at a duly noticed public hearing in accordance with the DDRI Development Order and the Rules.

16. Adequate infrastructure facilities exist or will be provided in a timely manner, consistent with the DDRI Development Order and Rules, to serve the development of Downtown Boca Raton in a safe and efficient manner.

17. The anticipated net annual tax increment revenue generated by this proposed development is estimated to be $200,000.00.

CONCLUSIONS OF LAW

After having considered the Application for an IDA, the report and recommendations of the Executive Director of the CRA, the Planning and Zoning Board, the Community Appearance Board and the opinion, advice and counsel of the public, the CRA hereby finds that:

1. The Application **[meets/does not meet]** all the requirements of the DDRI Development Order and the Rules.

2. This IDA CRP No. 25-01 supersedes and replaces any and all other development approvals issued regarding the Property by the City or any other authority except for the DDRI Development Order and the Rules.

3. The CRA is duly authorized and empowered to grant this IDA.

NOW, THEREFORE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE DDRI DEVELOPMENT ORDER AND THE RULES, THE BOCA RATON COMMUNITY REDEVELOPMENT AGENCY HEREBY GRANTS THIS IDA NO. CRP-25-01 FOR THE PROPERTY DESCRIBED IN EXHIBIT "A," SUBJECT TO THE FOLLOWING CONDITIONS, RESTRICTIONS AND LIMITATIONS:

GENERAL

1. The Applicant is hereby authorized to apply for and receive building permits for development, based on the plans prepared by HdA Architects and Partners, LLC., and received by the Development Services Department on August 26, 2026, attached hereto

and incorporated herein as Exhibit "B," subject to the conditions, restrictions, and limitations set out in this IDA.

2. Development of the Property as planned in Exhibit "B" shall be carried out in accordance with the provisions of this IDA No. CRP-25-01 and full compliance with the DDRI Development Order and the Rules, including but not limited to the following:

   a) No individual building site shall be cleared in advance of actual construction of a building or buildings unless the cleared site is graded, sodded, and mulched within thirty (30) days of completion and clearing.

   b) In the event that any archaeological resource, or indication of the presence of an archaeological resource is discovered during construction, the Applicant shall suspend all construction activity and shall notify the CRA of the discovery of the archaeological resource.

   c) No less than 50 percent (50%) of all landscaped areas shall be comprised entirely of native or drought-tolerant plants adapted to soil and climatic conditions occurring on-site. The use of soil improvement techniques to increase water absorption and the holding capacity of the soil, mulches to minimize evaporation and the most water conservative irrigation systems available shall be employed in an effort to minimize irrigation demand and wastage.

   d) The development of the Property shall employ water-saving plumbing devices such as toilets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch).

   e) The development of the Property shall comply with the Energy Conservation requirements contained in Section 3 (20), (21), and (22) of the DDRI Development Order.

   f) Prior to demolition of any residential or commercial structure, the Applicant shall have a visual inspection of the interior of the structure and premises for the purpose of detecting and safely removing any stored hazardous or toxic materials that may be present. In addition, the Applicant shall perform an assessment of the property to determine the extent of possible contamination from hazardous or toxic materials. Prior to the issuance of a building permit, the Applicant shall demonstrate to the satisfaction of the Palm Beach County ("PBC") Department of Environmental Resources Management (DERM) that hazardous materials contamination, if any, has been removed from the subject property and that all required mediation has been effectuated.

   g) The perimeter glass, on the ground floor, shall have a minimum visible transmittance of 72 percent and a maximum reflectivity of 28 percent.

   h) All development of the Property shall be completed in only one (1) phase.

3. The following uses and intensity of uses of development pursuant to the provisions of DDRI Development Order Section 2 (3) shall be permitted to be developed on the Property as depicted in the plans attached as Exhibit "B," subject to each and every condition, requirement and limitation of this IDA and the DDRI Development Order and the Rules:

Retail (Medium):	40,453 square feet

This Application consists of 40,453 square feet of Retail (Medium), which equals 31,979 OEs. Because there are zero (0) OEs available in Downtown Subarea B, the Application requires the Transfer (23,791 OEs from Downtown Subarea D to Subarea B, and the

Conversion, specifically converting 31,979 OEs (consisting of the 23,791 OEs proposed to be transferred and the credit of 8,188 OEs from the proposed demolition of the Existing Office Building) to 40,453 square feet of Retail (Medium). As such, zero (0) square feet of Office will return to Downtown Subarea B. This results in approximately zero (0) square feet of OE development remaining in Downtown Subarea B; and approximately 254,833 square feet of OE development remaining in Downtown Subarea D.

4. Pursuant to the Rules of the CRA:

   a) This IDA shall expire and become null and void, and of no legal force and effect, with respect to any portion of the Project for which construction has not commenced pursuant to a valid building permit, in the event any of the following occur, as provided in Chapter 6 of the Rules:

      i) The construction of the development has not commenced, pursuant to a valid building permit, within 24 months of the date this IDA is adopted by the CRA (the "Construction Commencement Deadline");

      ii) Active development of the Project is abandoned. Active development shall mean actual construction work on site pursuant to a valid building permit;

      iii) A certificate of occupancy has not been obtained for the portion of the Project constituting the Required Minimum Vesting Portion (RMVP), in accordance with the Rules, within 24 months of the date that construction of the RMVP has commenced. For purposes of clarity, if the RMVP consists of 100% of the Project, then no uncommenced portion exists to which vesting expiration may apply under this subsection; or

      iv) The Applicant does not faithfully comply with, implement and fulfill all conditions, restrictions and requirements of this IDA.

   b) The Applicant may request that the CRA grant a 12-month extension of the Construction Commencement Deadline; and

   c) Building permit(s) pursuant to this IDA shall be issued based upon the availability of capacity within a given DDRI threshold as further defined under Chapter 6, Section 4 of the Rules.

5. Prior to the issuance of any building permit for the Project, the Applicant shall comply with the following:

   a) Submit water, sewer, paving, and drainage plans for on-site and off-site improvements which shall be reviewed and approved by City Staff Responsible for Public Works Review (PWR) and other required government agencies.

   b) Provide a letter of credit or cash bond, in the forms attached to the agenda materials in connection with this matter, in an amount equal to 110% for the cost of construction of:

      i. All off-site improvements;

      ii. All activity in the public right-of-way; and

      iii. All on-site improvements to be dedicated to the City and/or for public use.

   c) Submit, subject to review and approval by PWR, a construction sequencing plan ("Construction Sequencing Plan") detailing the sequencing and timing of all infrastructure, building(s), and other site improvements. The Construction Sequencing Plan shall include consideration of staging areas, construction parking, impacts on

other areas of the Property, maintenance of traffic, and any temporary use of right-of-way. The Construction Sequencing Plan shall be reviewed and approved by PWR.

d) Demonstrate that all onsite elements, including parking stall size, wheel stoppers, bike parking facilities, etc., as shown on the site plan, are consistent with the City's Engineering Design Standards Manual.

e) Submit evidence demonstrating that the Application complies with the PBC Unified Land Development Code, Article 13: "Impact Fee" Ordinance by presenting a receipt and building plans with the PBC Impact Fee Stamp affixed evidencing payment of impact fees, if applicable, of an amount to be determined.

f) Submit engineering plans for the parking structure for review and approval by PWR and other required governmental agencies. A design professional shall certify the engineering plans for the parking structure are consistent with the City's Engineering Design Standards Manual, Florida Building Code, and the Americans with Disabilities Act (ADA).

g) Execute and deliver to the City for recordation, in the Public Records of Palm Beach County, together with applicable fees, and in the forms attached to the agenda materials in connection with this IDA No. CRP-25-01:

i. A Declaration of Covenants and Restrictions, which shall provide:

a) Solid Waste Service:

(i) The Applicant shall contract with a private solid waste collection and disposal service as franchised by the City in accordance with the provisions of City Code Section 14-22, to provide solid waste pick-up service for all uses on the Property;

(ii) The City will not be responsible for pickup of solid waste generated by any uses on the Property;

(iii) The solid waste service will be contracted by the Applicant, and the costs of the solid waste services, including any new solid waste service and all franchise and applicable solid waste disposal fees, shall be the sole responsibility of the Applicant, its successors and assigns, without recourse to the City; and

(iv) The Applicant may change the solid waste service with which the Applicant contracts at any time without the written consent of the City, provided that any and all solid waste services with which the Applicant contracts is franchised by the City and provides a written acknowledgement that there shall be no recourse against the City;

b) Downtown Special Assessment Program Disclosure: All purchase or lease agreements of the Property, in whole or in part, shall include a disclosure placing the purchasing or leasing party on notice that this Property is included within the City of Boca Raton Downtown Special Assessment Program;

c) Noise Disclosure: All purchase or lease agreements shall disclose the Property is located within a mixed-use urban setting and will be subject to daytime and nighttime noise; and

ii. A revocable license and perpetual maintenance agreement for the three (3) on-street parallel parking spaces, sidewalks, and landscaping along Northeast 1st Avenue, within the City right-of-way adjacent to the Property, as depicted on Sheet SP1.10 and Sheet LP-1 of Exhibit "B."

iii. A revocable license and perpetual maintenance agreement for the seven (7) on-street parallel parking spaces, sidewalk, and landscaping along Northeast 1st Avenue, within the City right-of-way adjacent to Sanborn Park, as depicted on Sheet SP-100 and Sheet LP-1 of Exhibit "B";

iv. A revocable license and perpetual maintenance agreement for the two (2) on-street parallel parking spaces, sidewalk, and landscaping along East Boca Raton Road, within the City right-of-way, as depicted on Sheet SP-100 and Sheet LP-1 of Exhibit "B";

v. A sidewalk easement along Northeast 1st Avenue for all sidewalk pavement encroaching on the Property, as depicted on Sheet SP1.10 in the plans attached as Exhibit "B";

vi. A sidewalk easement along East Boca Raton Road for all sidewalk pavement encroaching on the Property, as depicted on Sheet SP1.10 in the plans attached as Exhibit "B"; and

vii. The Parking Agreement that provides for the Required Off-Site Parking at the Aletto Project.

h) File a Transportation Demand Management (TDM) Plan acceptable to the City. In addition, an annual report shall be provided to the City each year on January 15th, describing in detail the TDM program implemented for the development. The TDM plan development and implementation process shall include the following:

i. Designate an entity to oversee and coordinate the TDM Plan. This entity, which is the liaison between the project and the City, shall monitor all TDM program activities for the site. The Applicant, through the declaration for the Association or property owner, shall assign the property management the responsibility for the implementation, operation, coordination, and management of the TDM Plan;

ii. Provide multiple facilities, including the main lobby, for the posting of Transportation Demand Management (TDM) program information in locations that are readily visible to employees. This is an area that is used to supply employees information about bus and train schedules, South Florida Commuter Services, name and phone number of the Development's TDM Program Coordinator and information on local restaurants and shops within walking distance;

iii. Provide sheltered, secure facilities for storage of bicycles in accordance with the numerical requirements of the City Code Section 28-1655, Code of Ordinances. Sheltered, secure facilities for the storage of bicycles shall mean an area that is covered and provides security by means of a locked gate or door or provides an area that is monitored to ensure no theft or damage occurs to bicycles. A plan and detail indicating the location of sheltered, secure bicycle facilities shall be included in the plans reviewed and approved by PWR;

iv. Provide meaningful incentives for the use of transit by on-site employees at the Property that include, at a minimum, fully paid monthly pass for Tri-Rail, Palm Tran, and Brightline for each on-site employee;

v. Provide language in the employee's contracts, job offer letter, terms of employment, job description, or other similar documents, that would inform and encourage employees to participate in the TDM program; and

vi. Perform surveys that ask employees questions about their commutes or barriers to trying new transportation modes.

i) Voluntarily proffered to the City an annual contribution of $9,165 to be applied towards the City's Downtown transit programs and to be paid the first year prior to the issuance of any main-use building permit, and as an annual payment thereafter, payable no later than January 15th of each subsequent year.

j) Obtain approval of design plans and necessary permits from City Staff Responsible for PWR to construct the following improvements, set forth below, as depicted on Sheets SP1.10 and LP-1 of Exhibit "B":

1. A minimum of eight (8)-foot wide sidewalk on Northeast 1st Avenue along the Property frontage;

2. A minimum of seven (7)-foot, eight (8)-inch wide sidewalk on East Boca Raton Road along the Property frontage;

3. Three (3) new metered parking spaces to replace the three (3) existing metered parking spaces on Northeast 1st Avenue;

4. Two (2) new metered parking spaces on East Boca Raton Road to replace the two (2) existing metered parking spaces on East Boca Raton Road;

5. Seven (7) new metered on-street parking spaces along the west side of Northeast 1st Avenue to replace (i) the six (6) existing parking spaces along the west side of Northeast 1st Avenue, and (ii) one (1) on-street parking space being relocated from East Boca Raton Road to the west side of Northeast 1st Avenue;

6. Installation of infrastructure for the parking meter(s) for the on-street parallel parking spaces along Northeast 1st Avenue and East Boca Raton Road along the Property frontage and Sanborn Park;

7. Installation of landscaping on Northeast 1st Avenue and East Boca Raton Road along the Property frontage; and

8. Installation of streetlights on the Property frontage in accordance with the specifications as approved by the CRA.

k) Develop a parking management plan, subject to review and approval by the City Traffic Engineer, to direct vehicles to the off-site parking location at the Aletto Project and effectively manage the on-site parking turnover.

l) Coordinate with the Recreation Services Department, Beautification Division, regarding the disposition of all existing trees and palms on the Property. The Applicant shall be responsible to either pay the replacement cost of any existing trees and palms owned by the City of Boca Raton, or pay for the relocation of these City trees and palms to a site of the City's choice. The relocation shall be done pursuant to an environmental permit and with the approval of the City's horticulturalist/arborist. New locations for the trees shall be determined by the City's horticulturalist/arborist;

m) Remit payment for all application fees adopted pursuant to the DDRI Development Order, including the DDRI Cost Recovery Fees;

n) Submit a lighting plan that provides a parking area lighting level that shall be no less than ½ foot candle maintained after burn in; and

6. Prior to any construction activity on the Property whatsoever:

a) The Applicant shall be responsible for the design of undergrounding all electricity, telephone, CATV, and other utility distribution lines on the Property or in any abutting public or private right-of-way, street, alley, easement, driveway, or other access roadway. The plans shall be subject to review and approval by PWR to ensure that all underground wire/wiring provided meets the specification of Florida Power & Light (FPL) and that all other utilities are protected or relocated as applicable. The Applicant shall be responsible for all costs associated with the protection or relocation of all other utilities; and

b) The Applicant shall coordinate the undergrounding described above with FPL, all other franchised utilities and the City, and shall provide evidence to the City of the coordination.

7. During the period of demolition and construction, the Applicant shall:

a) Obtain approval from the Executive Director of the CRA for any temporary closure or obstructions of public sidewalks or roadway lanes;

b) Provide a covered lighted walkway if at any time a construction activity is adjacent to a sidewalk where pedestrians are allowed;

c) Provide continued upkeep and maintenance to any existing landscaping and public improvements, including meters, valves, backflow preventers, etc., along the perimeter of the Property that will be modified by the construction of this Application. Such maintenance shall be at no cost to the City of Boca Raton;

d) Provide continued upkeep and maintenance of the entire area covered by decorative pavers, including those that remain in place and new planter islands adjacent to the roadway, including plant material, irrigation, up-lighting and all ongoing maintenance costs. Such maintenance shall be at no cost to the City of Boca Raton; and

e) All existing streetscape beautification elements, including but not limited to decorative pavers, landscaping, irrigation, and decorative streetlights located within the public right-of-way shall be preserved, replaced and/or relocated, as necessary, subject to CAB review and approval by PWR, including restoration of the curb, crosswalks and affected medians. However, in the event that any new decorative streetlights are installed, any existing decorative streetlights shall also be replaced with the same new decorative streetlights in accordance with the Downtown Street Design Standards to ensure uniformity and consistency along any street where any new lamps are installed.

8. Prior to the issuance of a certificate of occupancy for the Project, the Applicant shall:

a) Have all conditions completed and accepted by the City of appropriate jurisdiction(s) consistent with the IDA;

b) Complete all construction, including all off-site improvements, and have it accepted by the appropriate jurisdiction(s), including obtaining approval for all improvements shown on the approval PWR plans;

c) Complete all construction, including all off-site improvements specified in condition no. 5.j), and have it accepted by the appropriate jurisdiction(s);

d) Implement and fully comply with the TDM requirements in condition no. 5.h);

e) Have all existing streetscape beautification elements (decorative pavers, landscaping, irrigation, decorative streetlights) in the public right-of-way installed. In the event that any existing streetscape beautification elements were replaced, they shall be done so with the same new decorative streetscape beautification elements in accordance with the Downtown Street Design Standards in effect at the time of replacement; and

9. Supplemental to the requirements set forth in condition no. 8 above, and notwithstanding any other provision of this IDA, no certificate of occupancy (including temporary certificate of occupancy that would authorize any business operations at the Property) shall be issued unless and until both: (i) a final certificate of occupancy has been issued for the Aletto Project, and (ii) the Required Off-Site Parking is available for use by the Project.

10. Trash hauling activities serving the Property that utilize the alley that adjoins the north side of the Property shall be prohibited Monday through Friday between the hours of 7:00 a.m. through 9:00 a.m., and between the hours of 4:00 p.m. through 8:00 p.m. A trained person shall be onsite to direct the loading trucks to ensure safety and traffic circulation. In no event shall this alley be used for any temporary vehicle staging.

11. Loading and unloading shall occur only during those hours when no use on the Property is in operation, and shall occur only within the one (1)-way driveway (and shall not occur within, or in any manner that disrupts the operation of, the Alley).

12. To avoid vehicles queueing beyond the Property line into the Alley, the gate at the Property driveway shall remain open during all such times as any use on the Property is in operation.

13. The Required Off-Site Parking shall remain continuously available to the Project at all times and in the quantities required by the Shared Parking Study and this IDA. The Applicant shall maintain in full force and effect the Parking Agreement, or other substitute parking arrangement approved by the CRA, for so long as the Project relies upon off-site parking to satisfy applicable parking requirements. Failure to maintain the Required Off-Site Parking shall constitute a violation of this IDA.

14. Pursuant to the Shared Parking Study, in order to ensure required parking is provided at all times, the following portions of the Project shall not be in operation (i.e. shall be closed to patrons) at the following specified times:

Uses	Weekday Closed Hours of Operation	Weekend Closed Hours of Operation
Cigar	No designated hours closed.	No designated hours closed.
Spa	12 a.m. to 6 a.m.	No designated hours closed.
Gym	No designated hours closed.	No designated hours closed.
Game	12 a.m. to 6 a.m. and 9 a.m. to 4 p.m.	9 a.m. to 4 p.m.

Meeting Rooms	12 a.m. to 6 a.m.	No designated hours closed.
Multipurpose	12 a.m. to 6 a.m. and 9 a.m. to 4 p.m.	9 a.m. to 4 p.m.
Restaurant 'A'	12 a.m. to 6 a.m. and 9 a.m. to 4 p.m.	9 a.m. to 4 p.m.
Cellar	12 a.m. to 6 a.m. and 9 a.m. to 4 p.m.	9 a.m. to 4 p.m.
Card	9 a.m. to 4 p.m.	9 a.m. to 4 p.m.
Library	12 a.m. to 6 a.m. and 9 a.m. to 4 p.m.	9 a.m. to 4 p.m.
Speakeasy	No designated hours closed.	9 a.m. to 4 p.m.
Main Bar	9 a.m. to 4 p.m.	No designated hours closed.
Private	9 a.m. to 4 p.m.	9 a.m. to 4 p.m.
Restaurant 'B'	12 a.m. to 6 a.m. and 6 p.m. to 12 a.m.	No designated hours closed.
Rooftop Bar	12 a.m. to 6 a.m.	No designated hours closed.
Office	No designated hours closed.	No designated hours closed.
Lobby	No designated hours closed.	No designated hours closed.

15. In the event there is any conflict between the terms of this IDA and any other rule, regulation or ordinance of the City of Boca Raton, the terms of this IDA, the DDRI Development Order and the Rules shall control.

16. If, during the preparation for a building permit and/or throughout the development process leading to a certificate of occupancy, City staff determines that authorized easements to be granted to the City require amendments or new easements need to be granted, and these amendments or new easements do not significantly deviate from the original development plan or materially impact it, City staff shall have the authority to administratively accept these modifications as part of the development approval process.

Additional Provisions to the IDA:

1. The Applicant of the Property for this IDA represents to the CRA that it is the express intent of the Applicant to be governed by the conditions contained herein, which conditions shall govern development of the Property, and that said conditions shall bind the Applicant and all successors in title. These conditions are adopted pursuant to the CRA's authority and all applicable provisions of law. Adherence by the Applicant and successors in title to these conditions is deemed by the CRA to be an integral part of its determination that adoption of this resolution is an appropriate exercise of its power to approve the IDA with respect to the Property. If any condition set forth herein is declared invalid or unenforceable for any reason, the CRA expresses its intent that it would not have enacted this resolution without each of said conditions. In addition to any and all available remedies, failure to abide by these conditions may result in the revocation of this development approval and the rendering of the development (and the use of the Property

as contemplated in this IDA approval) unlawful pursuant to the City Code and the DDRI Development Order.

2. The IDA shall take effect immediately upon adoption.

PASSED AND DULY APPROVED with a quorum present and voting, by the Community Redevelopment Agency of the City of Boca Raton, Florida, this _____ day of _____, 2026.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BOCA RATON, FLORIDA

By:_____
Andy Thomson, Chair

ATTEST:

_____
Mary Siddons, City Clerk

CRA COMMISSIONER	YES	NO	ABSTAINED
CHAIR ANDY THOMSON			
VICE CHAIR MICHELLE GRAU			
COMMISSIONER YVETTE DRUCKER			
COMMISSIONER JON PEARLMAN			
COMMISSIONER STACY L. SIPPLE			

EXHIBIT A

"THE PROPERTY"

LOT 13, LESS THE NORTH 3 FEET AND THE SOUTH 10 FEET THEREOF, AND LOT 14, LESS THE NORTH 3 FEET AND THE SOUTH 10 FEET THEREOF, J.R. CAMPBELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 78.80 FEET OF THE SOUTH 90.70 FEET OF THE EAST 0.55 FEET OF LOT 14, J.R. CAMPBELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 61, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

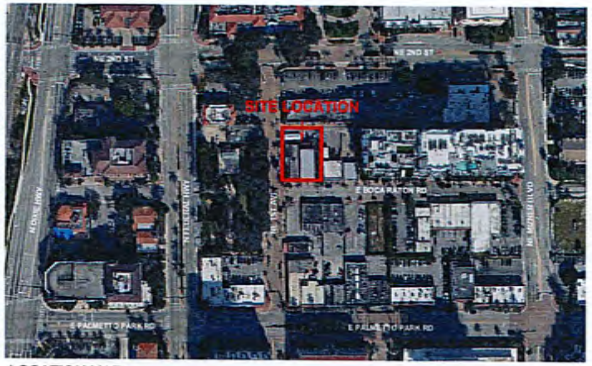
SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 13,163 SQUARE FEET (0.302 ACRES) MORE OR LESS.

EXHIBIT B

THE SANBORN

100 NE 1ST AVE

BOCA RATON, FL 33432



LOCATION MAP

NTS

PROJECT TEAM

CLIENT:
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

ARCHITECT:
HdA architects

95 S. FEDERAL HWY
BOCA RATON, FL 33432
PH: 561.403.6977

LAND SURVEYOR:
AMIRONI & ASSOCIATES, INC

50 SW 2ND AVE, SUITE 102
BOCA RATON, FL 33432
PH: 561.362.2594

LANDSCAPE:
DESIGN STUDIO BOCA

2300 CORPORATE BLVD, NW SUITE 214
BOCA RATON, FL 33431
PH: 561.955.8623

CIVIL:
THOMAS ENGINEERING GROUP

6300 NW 31ST AVE,
FORT LAUDERDALE, FL 3309
PH: 954.202.7002

TRAFFIC:
JMD ENGINEERING

12773 FOREST HILL BLVD, SUITE 204
WELLINGTON, FL 33414
PH: 561.363.5505

LAND USE ATTORNEY:
ELIE ZACHARIADES

WEISEL BACKMAN LLP
14 S E 4TH STREET SUITE 36
BOCA RATON, FL 33432
PH: 561.405.3349

LIST OF DRAWINGS

SURVEY

SHEET NUMBER	SHEET NAME
SURVEY	ALTA / NSPS LAND TITLE SURVEY

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A0.00	COVER
SP1.00	TABULAR DATA
SP1.10	SITE PLAN - GROUND FLOOR PLAN
SP1.11	STACKING DIAGRAM PLAN
SP1.13	EXISTING / PROPOSED STREET PARKING
SP1.20	SITE DETAIL SHEET
SP2.00	MOBILITY PLAN
OS1.00	OPEN SPACE PLAN
AP1.00	GARAGE FLOOR PLAN
AP1.10	FIRST FLOOR PLAN
AP1.20	SECOND FLOOR PLAN
AP1.30	THIRD FLOOR PLAN
AP1.40	FOURTH FLOOR PLAN
AP1.50	FIFTH FLOOR PLAN
AP1.60	SIXTH FLOOR PLAN
AP1.70	SEVENTH FLOOR PLAN
AP1.80	EIGHTH FLOOR PLAN
AP1.90	ROOF PLAN
AP1.91	ROOF PLAN DIAGRAM
AE0.00	MATERIAL SHEET
AE1.00	NORTH ELEVATION (REAR)
AE2.00	SOUTH ELEVATION (FRONT)
AE3.00	WEST ELEVATION (MAIN SIDE)
AE4.00	EAST ELEVATION (MAIN REAR)
AE5.00	CROSS SECTION
AR1.01	EXTERIOR RENDERING
AR1.02	EXTERIOR RENDERING
AR1.03	EXTERIOR RENDERING
AR1.04	EXTERIOR RENDERING
AR1.05	EXTERIOR RENDERING
AR1.06	EXTERIOR RENDERING
AR1.07	EXTERIOR RENDERING
AR1.08	EXTERIOR RENDERING
AR1.09	INTERIOR RENDERING
AR1.10	INTERIOR RENDERING
AR1.11	INTERIOR RENDERING

CIVIL

SHEET NUMBER	SHEET NAME
DEMO-1.1	DEMOLITION PLAN
PD-1.1	PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
PD-1.2	PAVING, GRADING & DRAINAGE DETAILS
U-1.1	PRELIMINARY UTILITY PLAN
U-2.0	UTILITY DETAILS
U-2.1	UTILITY DETAILS
U-2.2	UTILITY DETAILS
U-2.3	UTILITY DETAILS

LANDSCAPE

SHEET NUMBER	SHEET NAME
LP-1	GROUND LEVEL PLANTING PLAN
LP-2	EIGHTH LEVEL PLANTING PLAN
LP-3	ROOF LEVEL PLANTING PLAN
LP-4	PLANT LIST AND PLANTING DETAILS
LP-5	PLANTING SPECIFICATIONS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION TABLE

IDA APPLICATION

HdA architects

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HdA Architects and Partners LLC

ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG. AR 92540

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 12" = 1'-0"
DATE: 07.10.2024

SHEET TITLE
COVER

SHEET NUMBER: A0.00
ISSUE

PROJECT DATA

SCOPE OF WORK	PROPOSED REDEVELOPMENT OF AN EXISTING LOT, INCLUDING THE DEMOLITION OF THE CURRENT 8,188-SQUARE-FOOT, TWO-STORY BUILDING AND THE CONSTRUCTION OF A NEW 100-FOOT-TALL, EIGHT-STORY STRUCTURE. THE PROJECT WILL FEATURE A ROOFTOP AMENITY LEVEL ON THE EIGHTH FLOOR, AN UNDERGROUND ROBOTIC PARKING GARAGE.
DESIGN CRITERIA (APPLICABLE CODES)	FLORIDA BUILDING CODE, 8th EDITION (2023)
	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023)
	THE CITY OF BOCA RATON ENGINEERING DESIGN STANDARDS
	THE CITY OF BOCA RATON CODE OF ORDINANCES

SITE DATA

PROJECT ADDRESS	100 NE 1ST AVE
MUNICIPALITY / JURISDICTION	CITY OF BOCA RATON
CURRENT ZONING	DDR - DOWNTOWN DORI
PROPOSED ZONING	DDR - DOWNTOWN DORI
CURRENT FUTURE LAND USE	CBD - COMMERCIAL BUSINESS DISTRICT
PROPOSED FUTURE LAND-USE	CBD - COMMERCIAL BUSINESS DISTRICT
APPLICATION TYPE	IDA
PARCEL CONTROL NUMBER	06-43-47-20-28-000-0130
SITE AREA	13,163 S.F. 0.30 ACRES
BUILDING FOOTPRINT	6,490 S.F.
BUILDING GROSS AREA (INCLUDING UNDERGROUND GARAGE)	65,881 S.F.

	REQUIRED / PERMITTED	PROPOSED
OPEN SPACE	5,265 S.F. (40% OF SITE)	5,549 S.F. (42.16% OF SITE)

NOTE: ADDITIONAL OPEN SPACE OF 1,726 SF IS PROPOSED RESULTING IN A TOTAL OF 7,265 SF, OR 55% OF THE SITE). THIS ADDITIONAL OPEN SPACE IS NOT INCLUDED IN THE TOTAL OPEN SPACE CALCULATION OR COUNTED TOWARD THE REQUIRED OPEN SPACE PROVIDED.

	REQUIRED / PERMITTED	PROPOSED
PARKING	183 SPACES	183 SPACES
	85 SPACES ON SITE 98 SPACES OFF SITE	85 SPACES ON SITE 98 SPACES OFF SITE
HEIGHT	100'-0" 9 FLOORS	100'-0" 8 FLOORS

NOTE: UNINHABITABLE SCENERY LOFTS, TOWERS, CUPOLAS, STEEPLES AND DOMES, COLLECTIVELY NOT EXCEEDING 5% GROSS AREA, AT MAXIMUM HORIZONTAL SECTION DEPTH (300 PERCENT OF THE ROOF AREA), FLAGPOLES, ANTENNAS, CHIMNEYS, STACKS, TANKS, ELEVATOR OR STAIR BULKHEADS AND ROOF STRUCTURES USED ONLY FOR ORNAMENTAL OR MECHANICAL PURPOSES, NEED NOT BE INCLUDED IN MEASURING THE HEIGHT OF A BUILDING OR STRUCTURE.

FLOOD ZONE INFORMATION

MAP	12099C1177F
COMMUNITY	120195
PANEL NO.	1177 of 1300
ZONE	X
PROPOSED FLOOD ZONE	X
BASE FLOOD ELEVATION (BFE)	Section 21-67 applies to hazardous flood zones without BFE so does not apply.
DATE OF MAP	DECEMBER 20, 2024

NOTE

ALL NEW ELECTRICITY, TELEPHONE, CATV, AND OTHER UTILITY DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE

ON THE GROUND FLOOR OF A BUILDING, PERIMETER GLASS SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 72 PERCENT AND A MAXIMUM REFLECTIVITY OF 20 PERCENT. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 40 PERCENT AND A MAXIMUM REFLECTIVITY OF 5 PERCENT

ESTABLISHED GRADE

AVERAGE CROWN OF ROAD	14.70 NAVD
ESTABLISHED GRADE	14.70' NAVD

SETBACKS

FAÇADE	BELOW GRADE GARAGE ELEV. -24'-0"	GROUND FLOOR ELEV. 0'-0"	2ND FLOOR ELEV. +10'-0"	3RD FLOOR ELEV. +20'-0"	4TH FLOOR ELEV. +40'-0"	5TH FLOOR ELEV. +53'-6"	6TH FLOOR ELEV. +67'-0"	7TH FLOOR ELEV. +80'-0"	8TH FLOOR ELEV. +90'-0"	TOP OF ROOF ELEV. +100'-0"
WEST - FRONT	4'-9" (REQUIRED 0'-0")	9'-0" (REQUIRED 6'-0")	30'-6" (REQUIRED 6'-0")	30'-6" (REQUIRED 30'-0")	30'-6" (REQUIRED 30'-0")	30'-6" (REQUIRED 30'-0")	30'-6" (REQUIRED 30'-0")	30'-6" (REQUIRED 30'-0")	30'-0" (REQUIRED 30'-0")	48'-0" (REQUIRED 30'-0")
EAST - REAR	2'-3" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")
NORTH - SIDE	0'-10" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")	0'-0" (REQUIRED 0'-0")	0'-0" (REQUIRED 0'-0")	0'-0" (REQUIRED 0'-0")	0'-0" (REQUIRED 0'-0")	0'-0" (REQUIRED 0'-0")	0'-0" (REQUIRED 0'-0")	2'-1" (REQUIRED 0'-0")
SOUTH - SIDE (MAIN)	1'-4" (REQUIRED 0'-0")	8'-10" (REQUIRED 6'-0")	32-10" (REQUIRED 6'-0")	32-10" (REQUIRED 30'-0")	32-10" (REQUIRED 30'-0")	32-10" (REQUIRED 30'-0")	32-10" (REQUIRED 30'-0")	32-10" (REQUIRED 30'-0")	32-10" (REQUIRED 30'-0")	32-10" (REQUIRED 30'-0")

ENCROACHMENTS

FAÇADE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOP OF ROOF
SOUTH - FRONT	0'-0"	0'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0'-0"
NORTH- REAR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"
EAST - SIDE	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"
WEST - SIDE (MAIN)	0'-0"	0'-0"	2'-7"	2'-7"	2'-7"	2'-7"	2'-7"	2'-7"	0'-0"

NOTE: ALL IDENTIFIED ENCROACHMENTS ARE LIMITED TO THE ARCHITECTURAL FINS LOCATED ON THE BUILDING FACADE. NO OTHER PORTIONS OF THE STRUCTURE EXTEND INTO REQUIRED SETBACK AREAS.

NOTE: ALL ARCHITECTURAL ENCROACHMENTS LOCATED BELOW 50'-0" OF BUILDING HEIGHT SHALL NOT EXCEED 36", IN ACCORDANCE WITH ORDINANCE 4035.

OPEN SPACE

REQUIREMENT BY BUILDING HEIGHT

	BUILDING HEIGHT	BUILDING FOOTPRINT	REQUIRED OPEN SPACE	PROPOSED OPEN SPACE
40%	BUILDING HEIGHT = 100'-0"	6,490 S.F.	5,265 S.F.	5,549 S.F.

REQUIRED OPEN SPACE	40%
PROPOSED OPEN SPACE	42.16%

OPEN SPACE REQUIREMENT CALCULATION

TOTAL SITE AREA		13,163 S.F.	
40% OPEN SPACE OF SITE AREA		5,265 S.F.	
	REQUIRED	PROVIDED	
		AREA	% OF TOTAL OPEN SPACE
OPEN SPACE (OPEN TO SKY)	3,422 S.F.	3,295 S.F.	79%
HARDSCAPE (OPEN TO SKY)		1,825 S.F.	
COVERED OPEN SPACE	1,843 S.F.	1,349 S.F.	21%
TOTAL OPEN SPACE	5,265 S.F.	5,549 S.F.	100%
ADDITIONAL COVERED OPEN SPACE	N/A	1,712 S.F.	

NOTE: ADDITIONAL OPEN SPACE OF 1,726 SF IS PROPOSED (RESULTING IN A TOTAL OF 7,265 SF, OR 55% OF THE SITE). THIS ADDITIONAL OPEN SPACE IS NOT INCLUDED IN THE TOTAL OPEN SPACE CALCULATION OR COUNTED TOWARD THE REQUIRED OPEN SPACE PROVIDED.

TOTAL AREA OF OPEN SPACE PREDOMINATELY VISIBLE FROM THE PUBLIC REALM: 4,533 SF, or 82% OF TOTAL

PARKING DATA

PARKING REQUIRED		183 SPACES
PARKING PROPOSED		183 SPACES
	ON SITE	85 SPACES
	OFF SITE	98 SPACES **

** ORD. 4233 REQUIRED OFF-STREET PARKING SPACES SHALL BE LOCATED ON THE SAME PARCEL OR NO MORE THAN 500 FEET FROM THE USE THEY ARE INTENDED TO SERVE.

ON SITE PARKING
(PARKING GARAGE SQFT = 22,208)

TOTAL UNDERGROUND PARKING	85 SPACES

NOTE: ON SITE PARKING IS ACCOMPLISHED THROUGH THE USE OF A UNDERGROUND ROBOTIC PARKING GARAGE SYSTEM

OFF SITE PARKING
LOCATED 1/8 MILE AWAY FROM SITE

PARKING LEASED FROM ALETTO OFFICE BUILDING GARAGE	98 SPACES

CITY REPLACMENT PARKING

REQUIRED	1 SPACE
PROPOSED	1 SPACE

NOTE: ONE (1) CITY OWNED PARALLEL PARKING SPACE LOCATED ALONG E. BOCA RATON ROAD WILL BE REMOVED TO ACCOMMODATE THE PROPOSED VEHICULAR ENTRIES FOR THE BUILDING. THE DISPLACED PARKING SPACE WILL BE RELOCATED TO THE WEST SIDE OF NE 1ST AVENUE, PRIOR TO SHEET SP1.11 (SEE THE PROPOSED RELOCATION PLAN).

BICYCLE PARKING SPACES

	REQUIRED 5% OF REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES (EXISTING PARKING CODE)	PROPOSED
BICYCLE PARKING SPACES	9 SPACES	12 SPACES SHORT TERM
		7 SPACES LONG TERM

NOTE: LONG TERM BICYCLE PARKING IS LOCATED ON 7TH FLOOR OF BUILDING.

THE SANBORN
PROPOSED DEVELOPMENT PROGRAM

Land Use	Intensity	Equivalency Factor	Office Equivalent
TOTAL OE PROPOSED			
Retail Medium	40,453 SF	1.286	31,979
	TOTAL		31,979
EXISTING OE TO BE DEMOLISHED			
Office (To Be Demolished)	8,188 SF	1	8,188
	TOTAL		8,188
TOTAL ADDITIONAL OE REQUIRED			23,791
REQUIRED FOR TRANSFER			23,791
TRANSFER FOR SUBAREA			
Office (Subarea D)	23,791 SF	1	23,791
TOTAL OE PROPOSED			31,979
TOTAL OE TO BE DEMOLISHED			8,188
TOTAL ADDITIONAL OE REQUIRED			23,791
TOTAL TRANSFERRED/CONVERTED			31,979

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HdA Architects and Partners LLC.

ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG. AR102540

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: Author
CHECKED BY: Checker
SCALE:
DATE: 06.25.2026

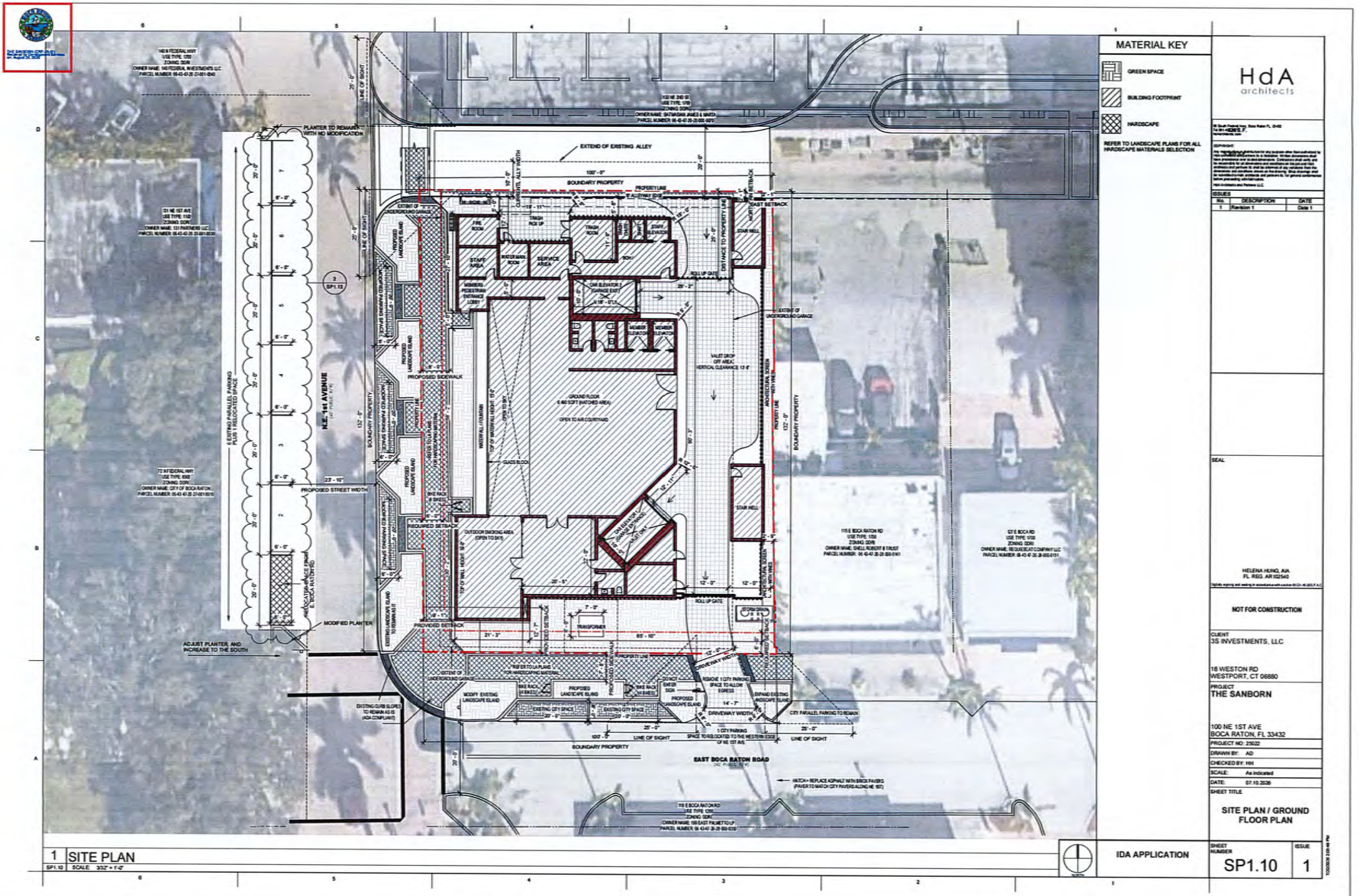
SHEET TITLE
TABULAR DATA

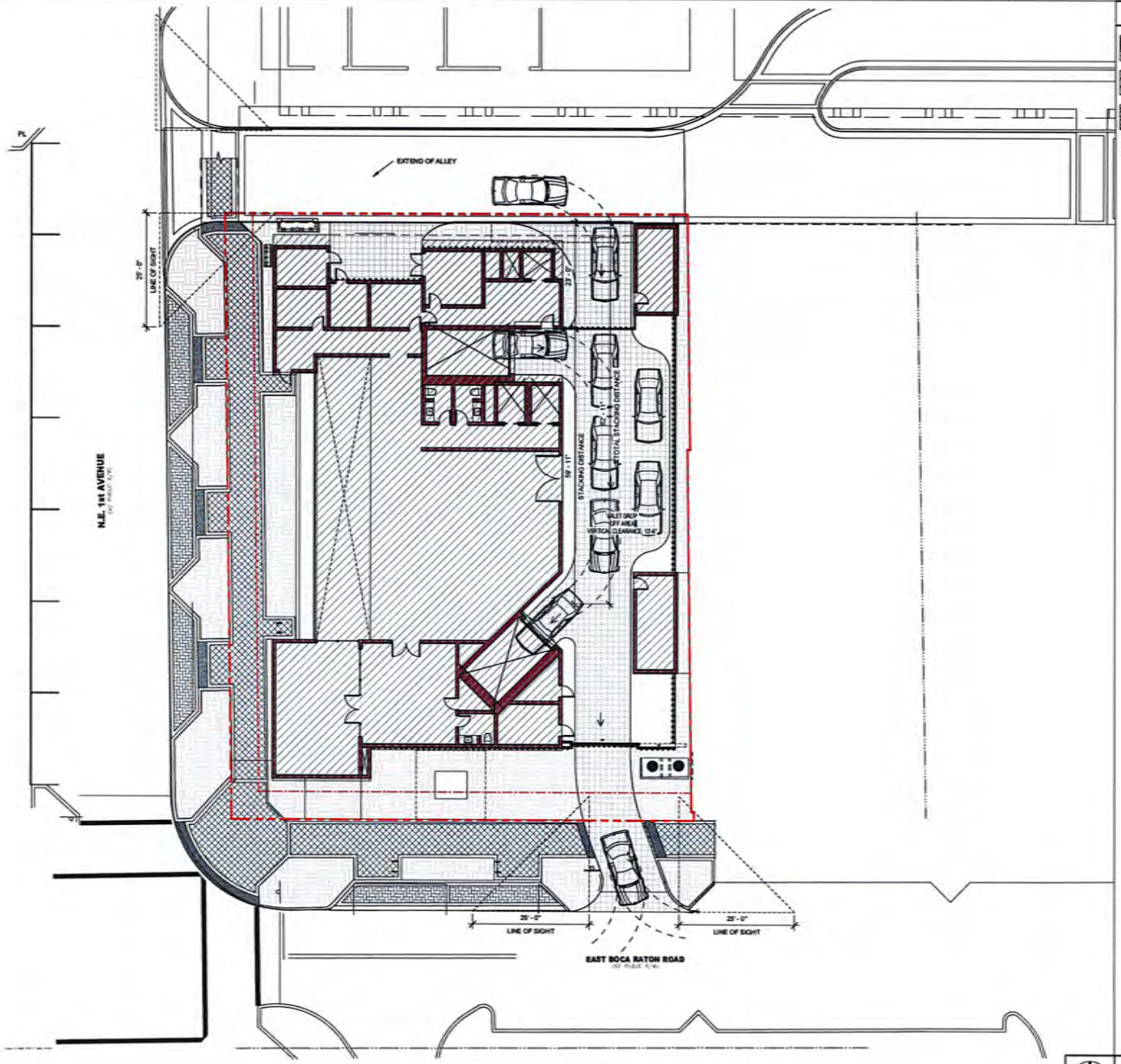
IDA APPLICATION

SHEET NUMBER
SP1.00

ISSUE

6/25/2026 8:58:37 PM


MATERIAL KEY
GREEN SPACE
BUILDING FOOTPRINT
HARDSCAPE
REFER TO LANDSCAPE PLANS FOR ALL HARDSCAPE MATERIALS SELECTION
N.E. 1st AVENUE
EAST BOCA RATON ROAD
PROPOSED STREET WIDTH
PROPERTY LINE
BOUNDARY PROPERTY
EXTEND OF EXISTING ALLEY
PLANTER TO REMAIN WITH NO MODIFICATION
MODIFIED PLANTER
ADJUST PLANTER AND INCREASE TO THE SOUTH
PROPOSED SIDEWALK
PROPOSED LANDSCAPE ISLAND
EXISTING CURB SLOPE TO REMAIN AS IS (ADA COMPLIANT)
REMOVE 1 CITY PARKING SPACE TO ALLOW EGRESS
EXPAND EXISTING LANDSCAPE ISLAND
CITY PARALLEL PARKING TO REMAIN
1 CITY PARKING SPACE TO RELOCATED TO THE WESTERN EDGE OF NE 1ST AVE
LINE OF SIGHT
DRIVEWAY WIDTH
GROUND FLOOR 6,460 SQFT MATCHED AREA)
OPEN TO AIR COURTYARD
VALET DROP OFF AREA
VERTICAL CLEARANCE 13'-6"
ROLL UP GATE
TRANSFORMER
OUTDOOR SMOKING AREA (OPEN TO SKY)
STAIR WELL
EAST SETBACK
REQUIRED SETBACK
PROVIDED SETBACK
HdA architects
ISSUES
No. | DESCRIPTION | DATE
1 | Revision 1 | Date 1
SEAL
HELENA HUNG, AIA
FL REG. AR 102542
NOT FOR CONSTRUCTION
CLIENT
3S INVESTMENTS, LLC
16 WESTON RD
WESTPORT, CT 06880
PROJECT
THE SANBORN
100 NE 1ST AVE
BOCA RATON, FL 33432
PROJECT NO: 2502
DRAWN BY: AD
CHECKED BY: HH
SCALE: As indicated
DATE: 07.10.2026
SHEET TITLE
SITE PLAN / GROUND FLOOR PLAN
IDA APPLICATION
SHEET NUMBER
SP1.10
ISSUE
1
1 SITE PLAN
SP1.10 SCALE: 3/32" = 1'-0"



1 STACKING DIAGRAM
SP1.11 SCALE: 3/32" = 1'-0"

MATERIAL KEY

- GREEN SPACE
- BUILDING FOOTPRINT
- HARDSCAPE

REFER TO LANDSCAPE PLANS FOR ALL HARDSCAPE MATERIALS SELECTION

HdA architects

ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG. AR102540

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

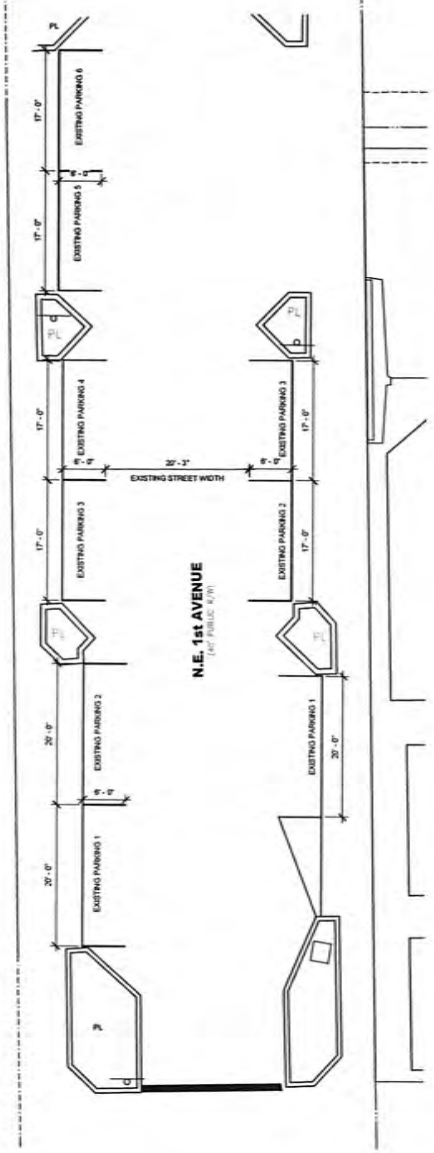
PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE: As indicated
DATE: 07.10.2026

SHEET TITLE
STACKING DIAGRAM PLAN

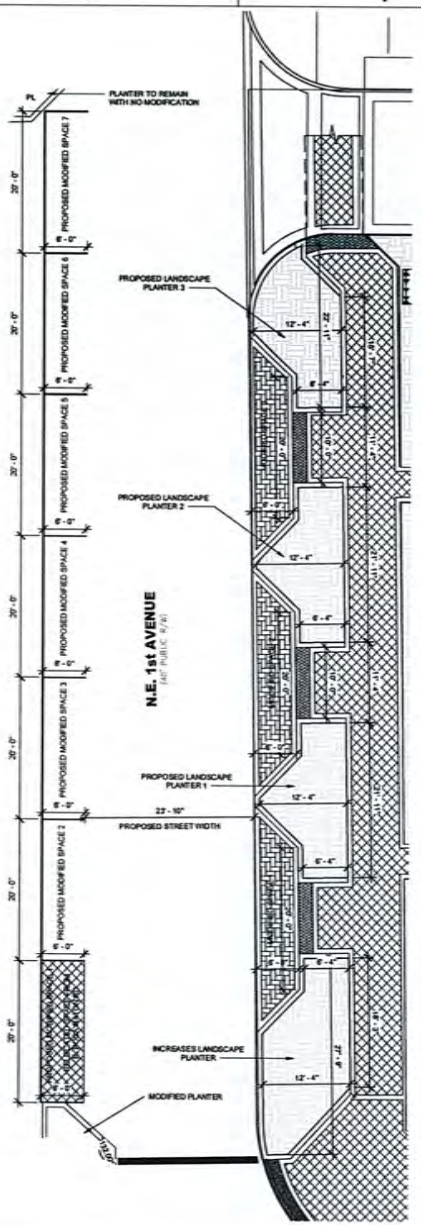
IDA APPLICATION

SHEET NUMBER SP1.11

ISSUE



1 EXISTING STREET PARKING
SP1.13 SCALE: 1/8" = 1'-0"



2 PROPOSED STREET PARKING
SP1.13 SCALE: 1/8" = 1'-0"

PROPOSED CHANGED TO NE 1ST AVE

EASTERN SIDE

1. MODIFICATION AND RELOCATION OF THREE (3) EXISTING CITY PARKING SPACES (TO REMAIN).
2. INSTALLATION OF FOUR (3) NEW LANDSCAPE PLANTERS DESIGNED TO ACCOMMODATE LARGE CANOPY SHADE TREES.
4. INCREASE IN SIZE OF THE EXISTING PLANTER LOCATED AT THE INTERSECTION OF NE 1ST AVENUE AND E. BOCA RATON ROAD.
3. EXISTING 17'-0" X 8'-0" PARKING SPACES TO BE MODIFIED TO PROVIDE NEW DIMENSIONS OF 20'-0" X 6'-0".

WESTERN SIDE

1. REMOVAL OF TWO (2) EXISTING SMALL PLANTERS CONTAINING PALM TREES.
2. MODIFICATION OF EXISTING 17'-0" X 8'-0" PARKING SPACES TO PROVIDE NEW DIMENSIONS OF 20'-0" X 6'-0".
3. RELOCATION OF ONE (1) ON-STREET PARKING SPACE FROM E. BOCA RATON ROAD TO NE 1ST AVENUE.
4. ENLARGEMENT OF THE ROADWAY TO PROVIDE A PROPOSED WIDTH OF 22'-10", REPLACING THE EXISTING WIDTH OF 20'-3"
5. INCREASE THE TOTAL NUMBER OF ON-STREET PARKING SPACES FROM SIX (6) TO SEVEN (7), RESULTING IN A NET GAIN OF ONE (1) PARKING SPACE.
6. MODIFICATION OF THE EXISTING PLANTER LOCATED AT THE INTERSECTION OF NE 1ST AVENUE AND E. BOCA RATON ROAD.

IDA APPLICATION

HdA architects

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ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HERNG, AIA
FL REG. AR102540

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

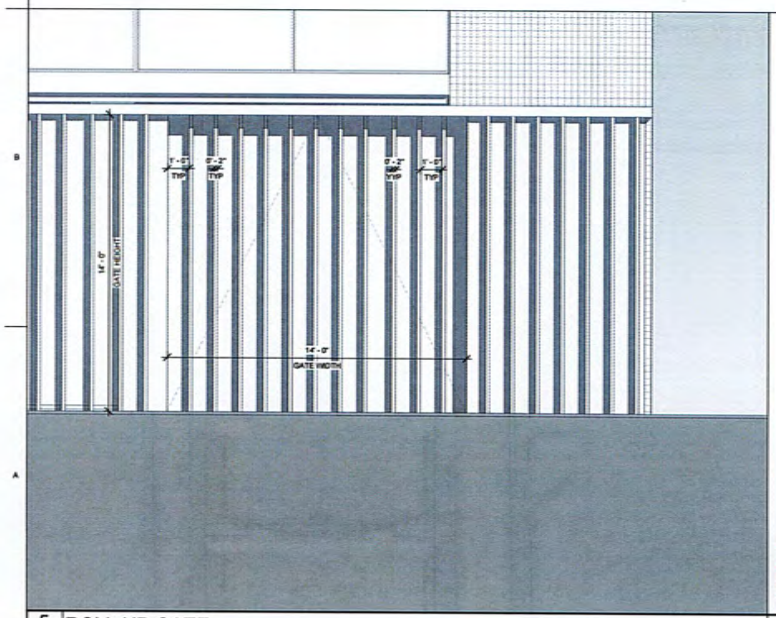
PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

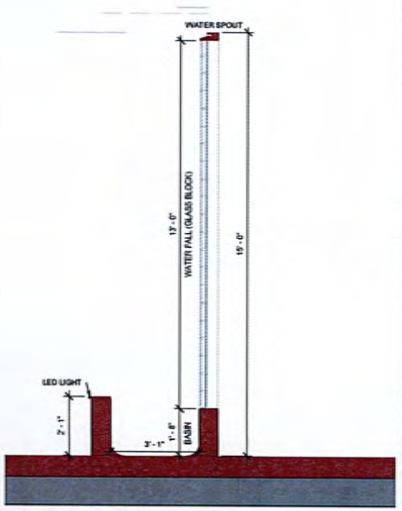
PROJECT NO: 25022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
EXISTING / PROPOSED STREET PARKING

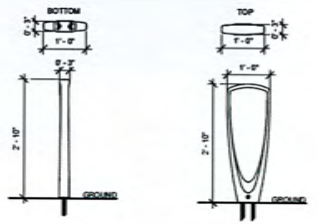
SHEET NUMBER SP1.13
ISSUE



5 ROLL UP GATE
SP1.20 SCALE: 3/8" = 1'-0"

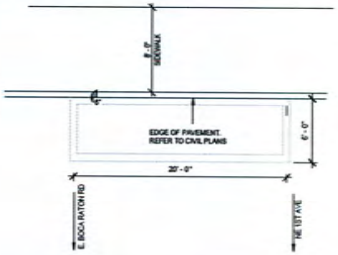


4 WATERFALL SECTION
SP1.20 SCALE: 1/2" = 1'-0"

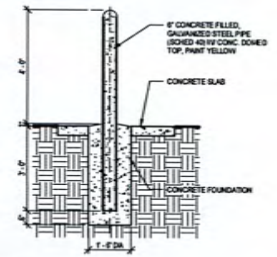


FINISH/COLOR: ANODIZED ALUMINUM

3 BIKE RACK
SP1.20 SCALE: 3/4" = 1'-0"



2 TYP. PARALLEL PARKING SPACE
SP1.20 SCALE: 3/16" = 1'-0"



1 STEEL BOLLARD
SP1.20 SCALE: 1/2" = 1'-0"

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No.	DESCRIPTION	DATE

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HELENA HUNG, AIA
FL REG. AR102540

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16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

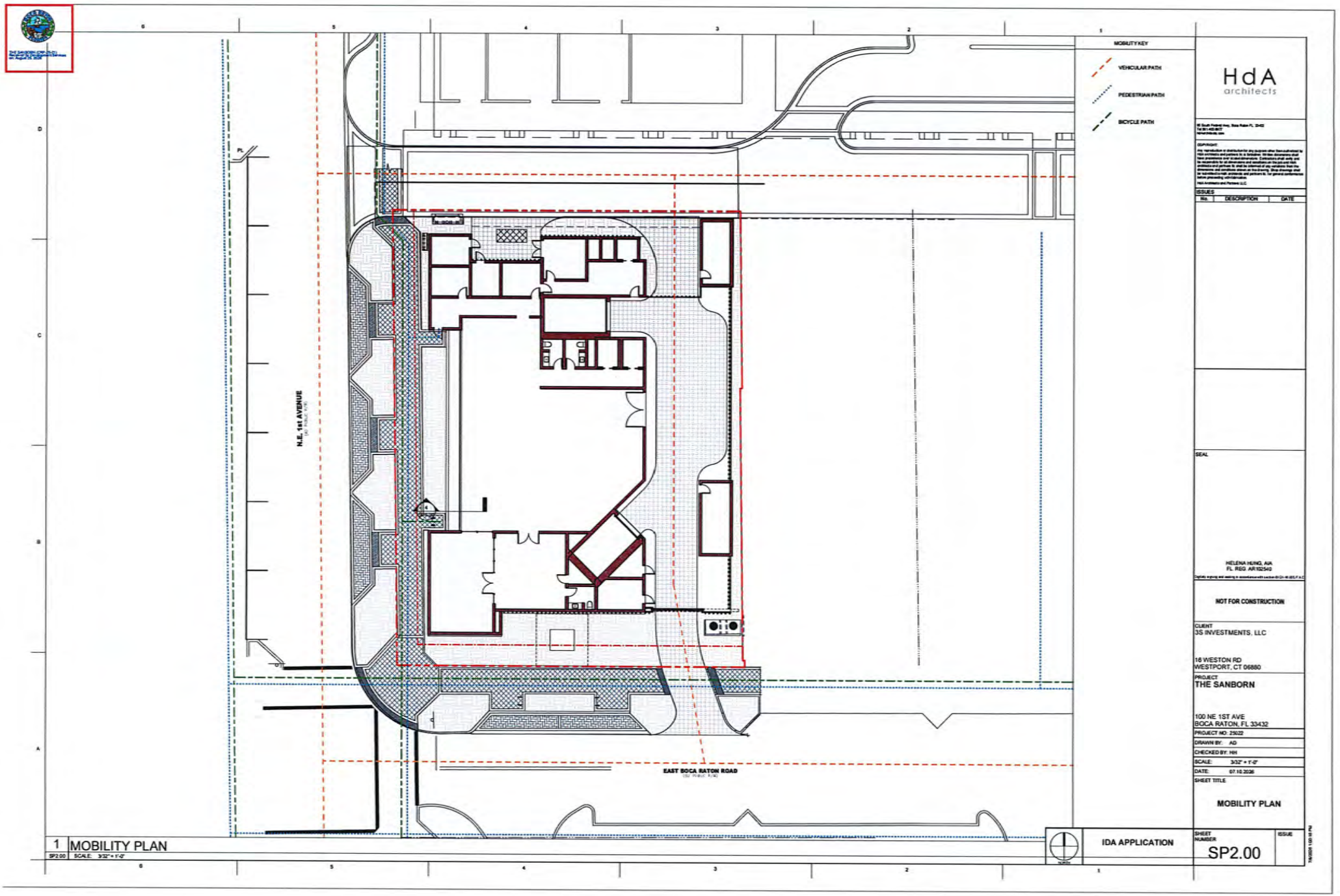
100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO:	25022
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	As indicated
DATE:	07.10.2026

SHEET TITLE
SITE DETAIL SHEET

SHEET NUMBER
SP1.20

ISSUE



1 MOBILITY PLAN
SP2.00 SCALE: 3/32" = 1'-0"

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ISSUES

No.	DESCRIPTION	DATE

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PROJECT
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100 NE 1ST AVE
BOCA RATON, FL 33432

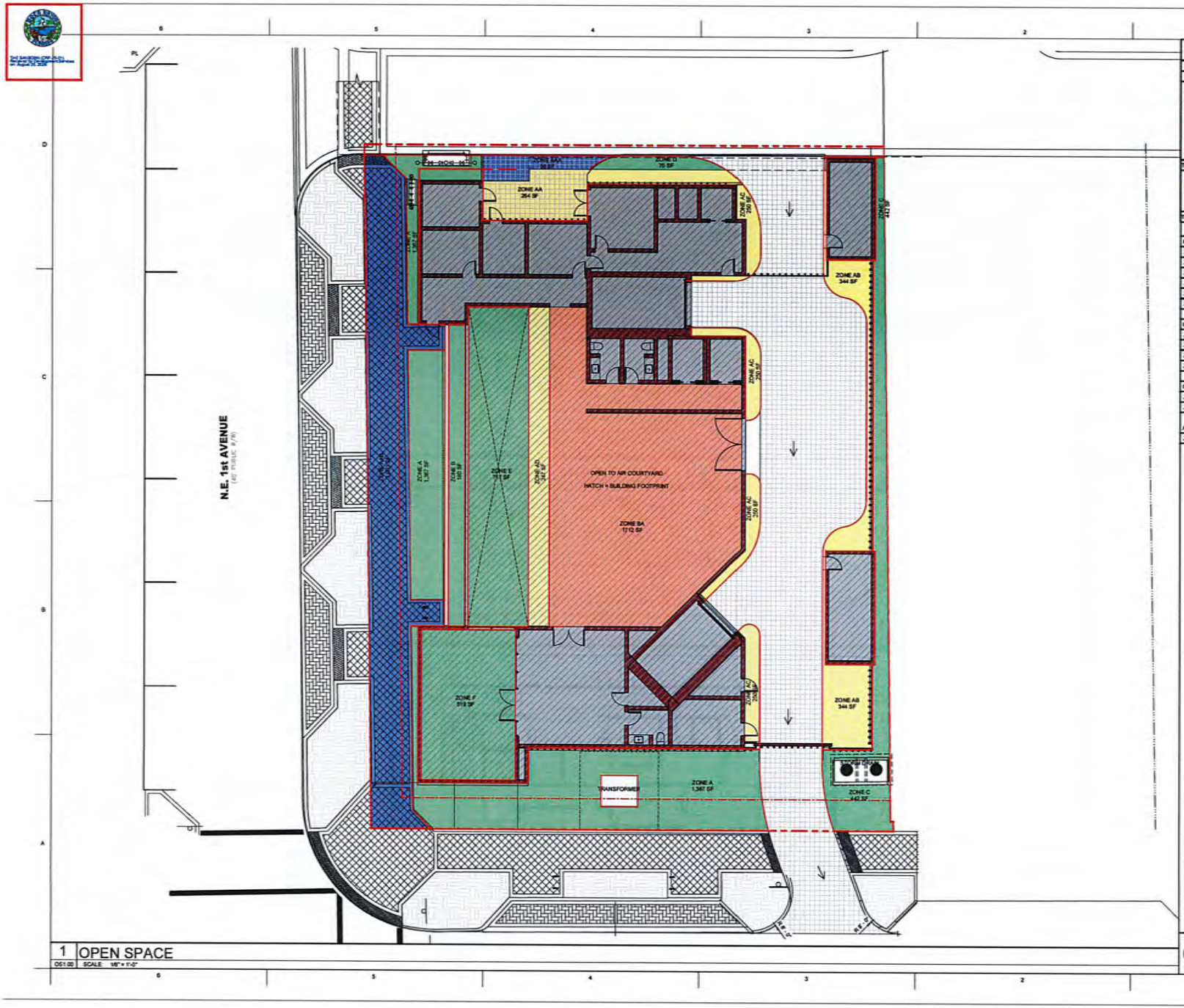
PROJECT NO	25022
DRAWN BY:	AD
CHECKED BY:	HH
SCALE:	3/32" = 1'-0"
DATE:	07.10.2026

SHEET TITLE
MOBILITY PLAN

IDA APPLICATION

SHEET NUMBER SP2.00

ISSUE



1 OPEN SPACE
OS1.00 SCALE: 1/8" = 1'-0"

OPEN SPACE LEGEND

SITE AREA		13,140 S.F.
REQUIRED AREA	40%	5,256 S.F.
OPEN TO SKY	60%	3,295 S.F.
HARDSCAPING SIDEWALK/ PAVERED AREA (OPEN TO SKY)	19%	1,105 S.F.
COVERED OPEN SPACE	21%	1,149 S.F.
TOTAL OPEN SPACE PROVIDED	42.16%	5,549 S.F.
ADDITIONAL COVERED OPEN SPACE		1,712 S.F.
TOTAL VISIBLE FROM PUBLIC REALM	82%	4,533 S.F.

OPEN TO SKY (LANDSCAPE)	
ZONE A	1,367 S.F.
ZONE B	180 S.F.
ZONE C	442 S.F.
ZONE D	70 S.F.
ZONE E	717 S.F.
ZONE F	618 S.F.
COVERED OPEN SPACE	
ZONE AA	264 S.F.
ZONE AB	344 S.F.
ZONE AC	250 S.F.
ZONE AD	247 S.F.
OPEN TO SKY (HARDSCAPE)	
ZONE AAA	55 S.F.
ZONE AAB	1,093 S.F.
ADDITIONAL OPEN SPACE	
ZONE BA	1,712 S.F.

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PROJECT
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100 NE 1ST AVE
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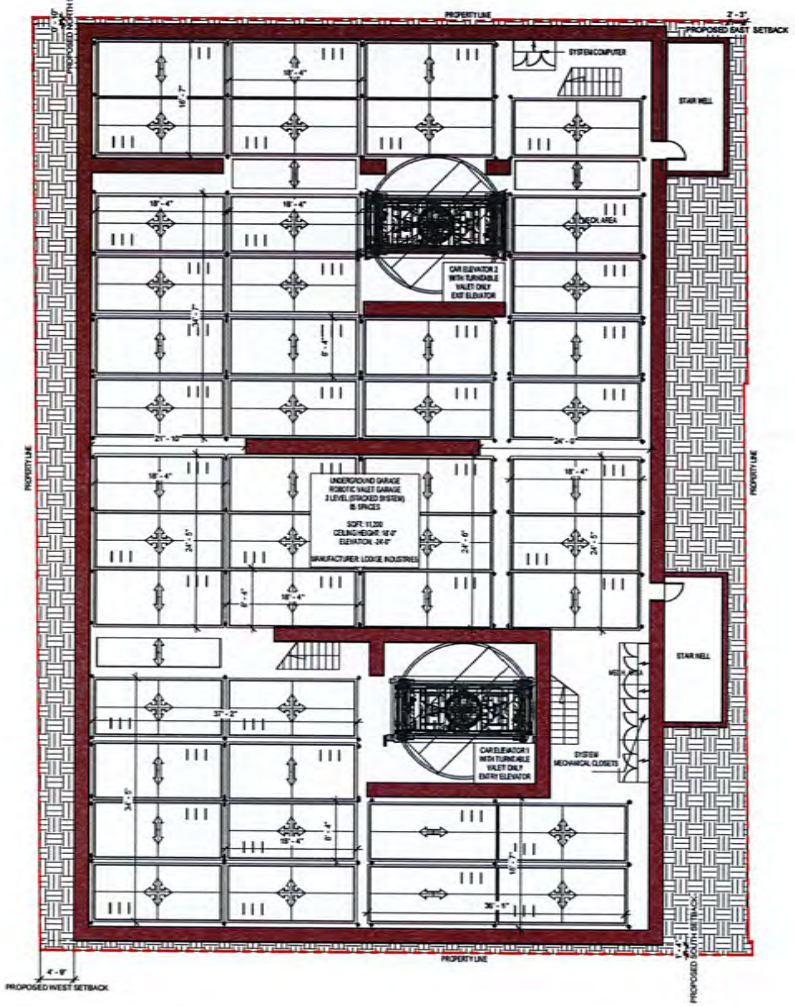
PROJECT NO: 25022
DRAWN BY: AD
CHECKED BY: HH
SCALE: As indicated
DATE: 07.10.2026

SHEET TITLE
OPEN SPACE PLAN

IDA APPLICATION

SHEET NUMBER
OS1.00

ISSUE



1 GARAGE FLOOR PLAN (LEVEL -1)

AF1.00 SCALE: 1/8" = 1'-0"

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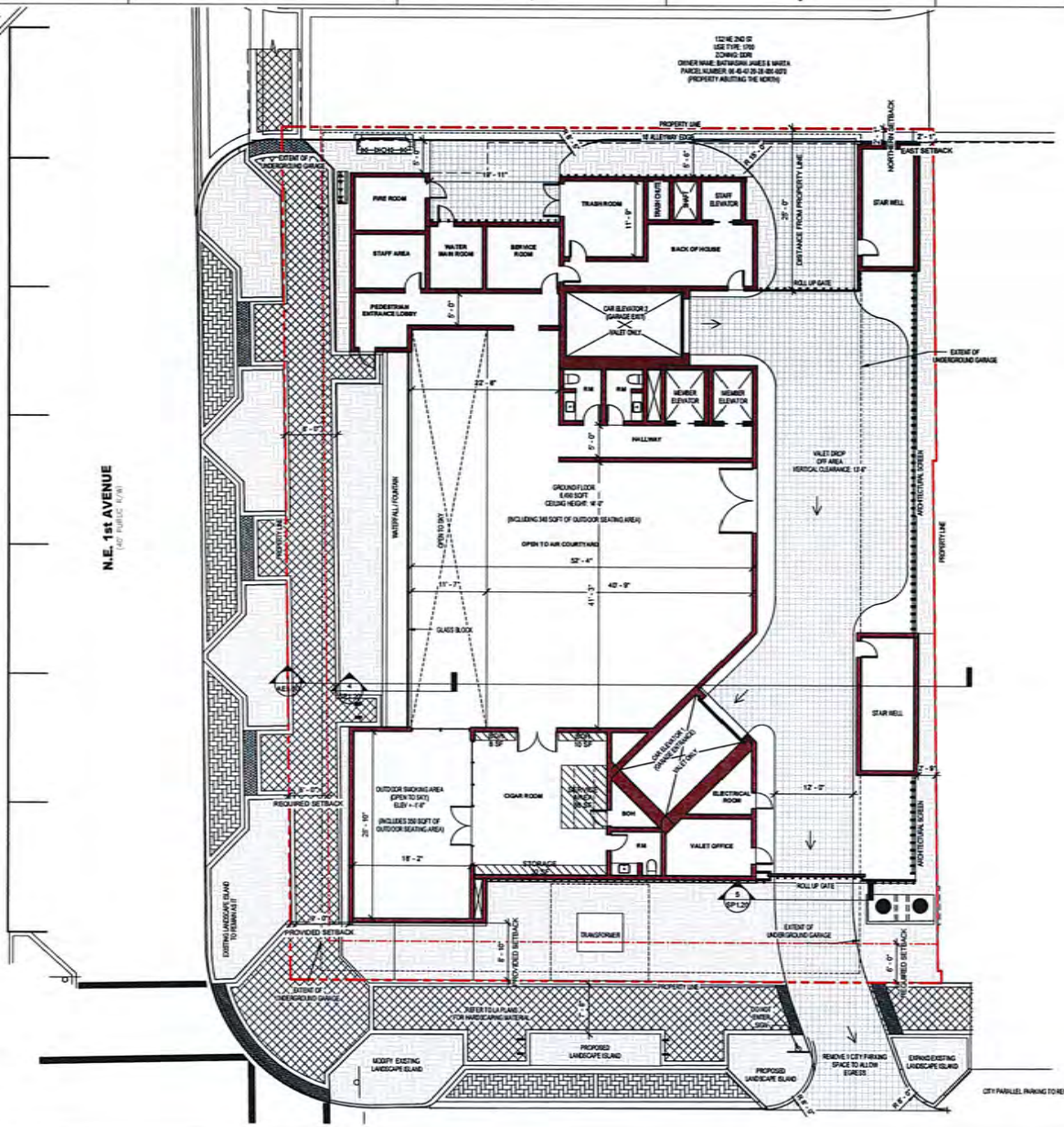
PROJECT NO: 25022
DRAWN BY: AG
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
GARAGE FLOOR PLAN

SHEET NUMBER
AF1.00

ISSUE



1 FIRST FLOOR PLAN
AF1.10 SCALE: 1/8" = 1'-0"

FIRST FLOOR SF BREAKDOWN	
TOTAL GROSS SF	6,561 SF
ROOM / USE	SF
FIRE ROOM	93 SF
STAFF AREA	82 SF
WATER MAIN ROOM	79 SF
SERVICE ROOM	108 SF
PEDESTRIAN ENTRANCE LOBBY	186 SF
OPEN AIR COURTYARD	2,355 SF
RESTROOMS (TOTAL)	142 SF
CIGAR ROOM	330 SF
VALET OFFICE	112 SF
BACK OF HOUSE	75 SF
SERVICE AREA	68 SF
VALET DROP-OFF	2,561 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, MEMBER ELEVATORS, STAIRWELLS, CAR ELEVATORS	909 SF
TOTAL SF	7,169 SF
SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES	
FIRST FLOOR CALCULATION DOES NOT COUNT VALET DROP-OFF COVERED AREA	

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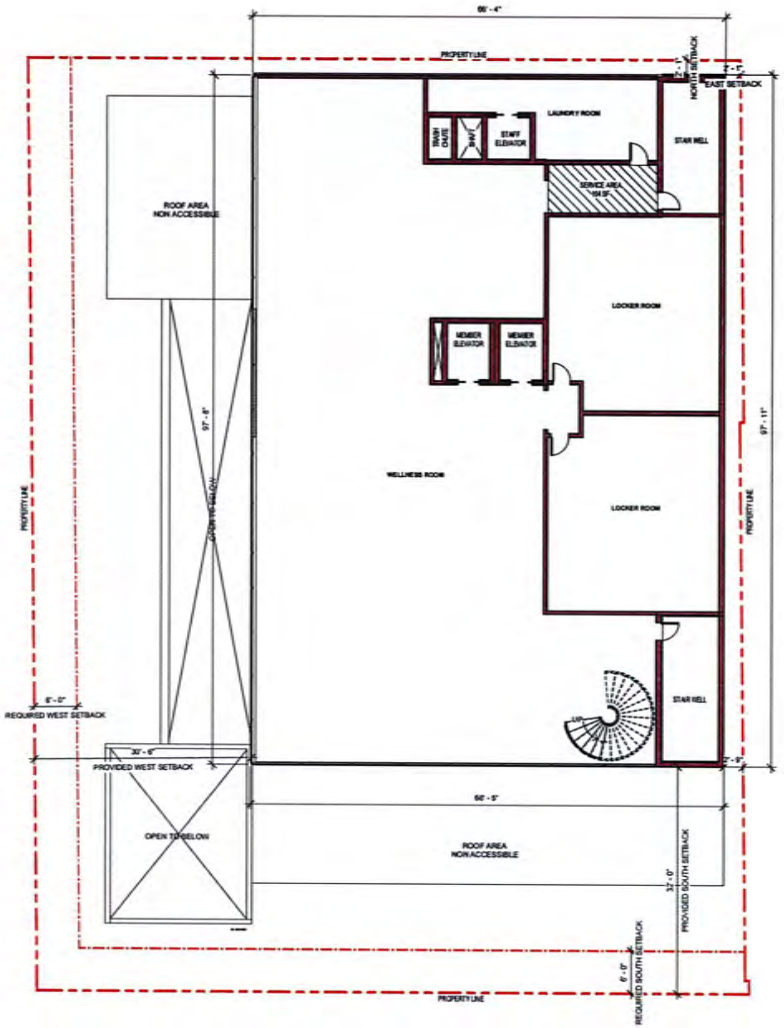
PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2024

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
AF1.10

ISSUE

7/23/2024 2:09:43 PM



1 SECOND FLOOR PLAN

AF1.20 SCALE: 1/8" = 1'-0"

SECOND FLOOR SF BREAKDOWN	
TOTAL GROSS SF	8,500 SF
ROOM / USE	SF
LAUNDRY ROOM	253
LOCKER ROOM (TOTAL)	1,269 SF
WELLNESS ROOM	3,779 SF
SERVICE AREA	104 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, MEMBER ELEVATORS, STAIRWELLS	812 SF
TOTAL SF	5,939 SF

SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES

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PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

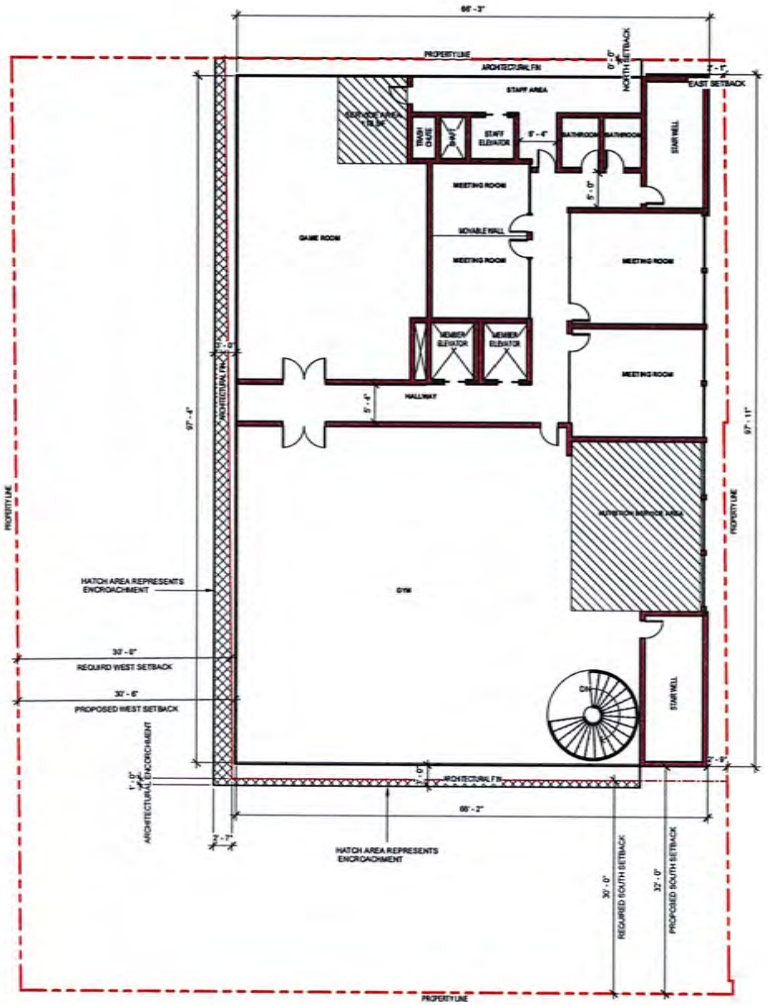
SHEET TITLE
SECOND FLOOR PLAN

IDA APPLICATION

SHEET NUMBER
AF1.20

ISSUE

7/10/2026 2:58:43 PM



1 THIRD FLOOR PLAN
AF1.30 SCALE: 1/8" = 1'-0"

THIRD FLOOR SF BREAKDOWN	
TOTAL GROSS SF	6,500 SF
ROOM / USE	SF
STAFF AREA/BATHROOM	264 SF
STAFF ROOM	30 SF
MEETING ROOMS (TOTAL)	840 SF
GAME ROOM	927 SF
SERVICE AREA (TOTAL)	563 SF
GYM	2,300 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, MEMBER ELEVATORS, STAIRWELLS, HALLWAYS	1,031 SF
TOTAL SF	5,921 SF
SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES	

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PROJECT NO: 23022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
THIRD FLOOR PLAN

IDA APPLICATION

SHEET NUMBER
AF1.30

ISSUE

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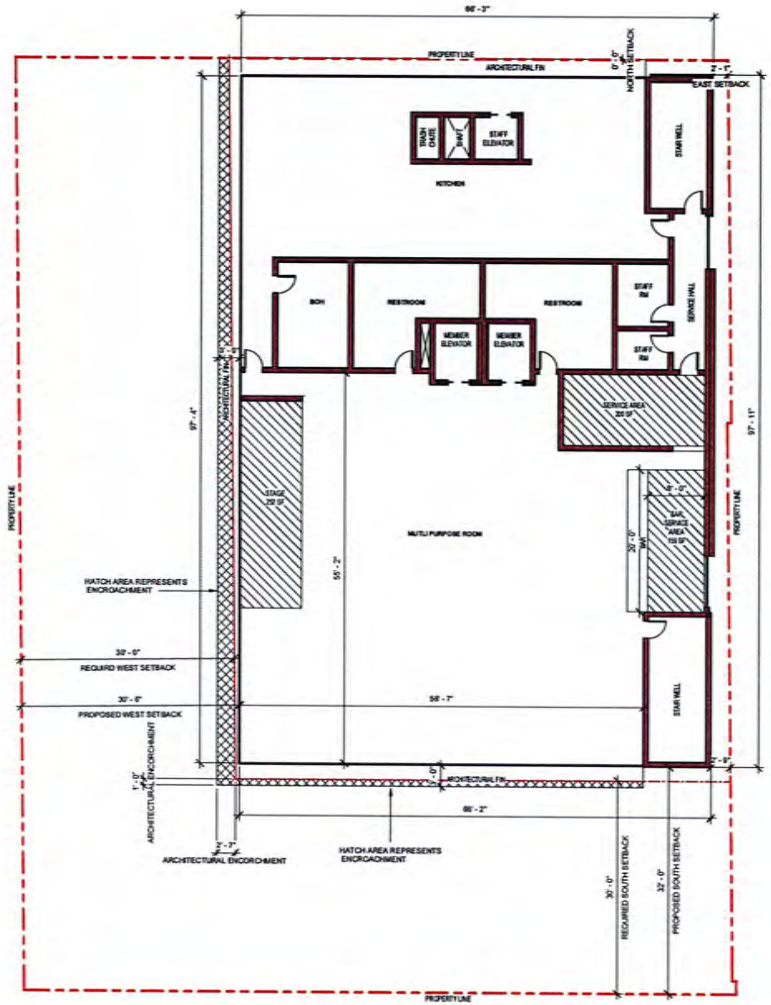

FOURTH FLOOR SF BREAKDOWN	
TOTAL GROSS SF	6,500 SF
ROOM / USE	SF
KITCHEN	1,414 SF
BACK OF HOUSE	149 SF
RESTROOMS (TOTAL)	397 SF
SERVICE BAR AREA	200 SF
MULTI-PURPOSE ROOM	2,777 SF
STAGE	252 SF
BAR SERVICE AREA	159 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, MEMBER ELEVATORS, STAIRWELLS, SERVICE HALL	612 SF
TOTAL SF	5,960 SF
SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES	

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PROJECT NO: 25022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

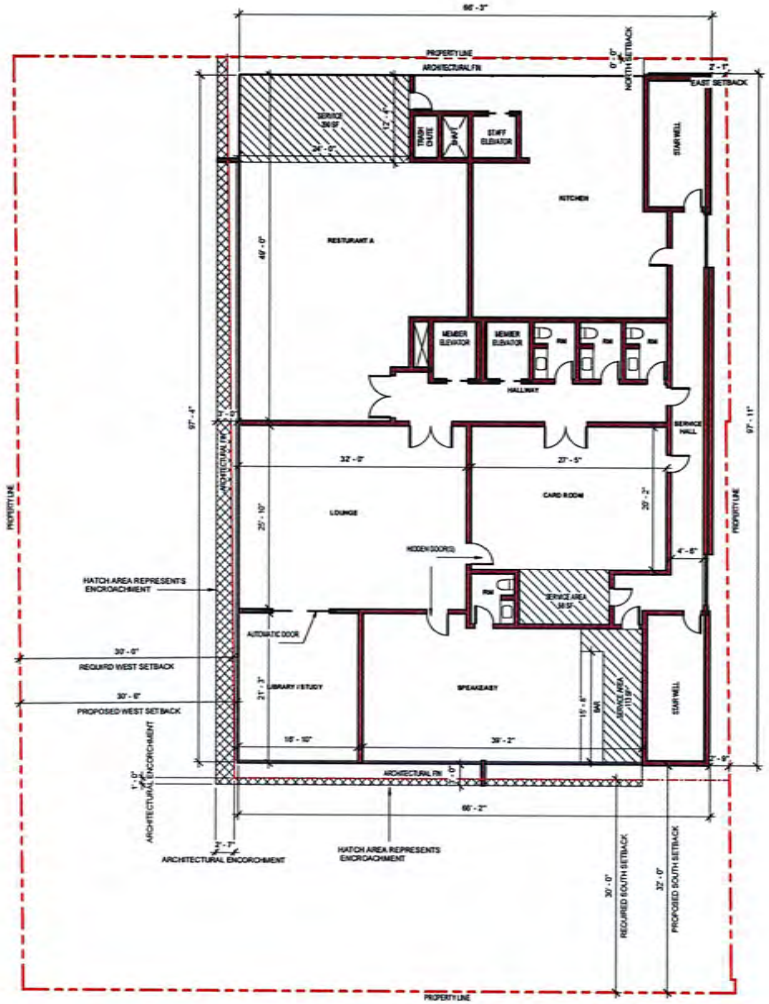
SHEET TITLE
FOURTH FLOOR PLAN

IDA APPLICATION

SHEET NUMBER
AF1.40

ISSUE

1 FOURTH FLOOR PLAN
AF1.40 SCALE: 1/8" = 1'-0"



1 FIFTH FLOOR PLAN

AF1.50 SCALE: 1/8" = 1'-0"

FIFTH FLOOR SF BREAKDOWN	
TOTAL GROSS SF	6,500 SF
ROOM / USE	SF
KITCHEN	800 SF
RESTAURANT A	1,022 SF
RESTROOMS (TOTAL)	176 SF
SERVICE AREA (TOTAL)	521 SF
CARD ROOM	552 SF
LOUNGE	825 SF
LIBRARY / STUDY	386 SF
SPEAKEASY	814 SF
STAIRWELLS, SERVICE HALL,HALLWAYS	1,081
TOTAL SF	5,827 SF
SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES	

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SCALE: 1/8" = 1'-0"
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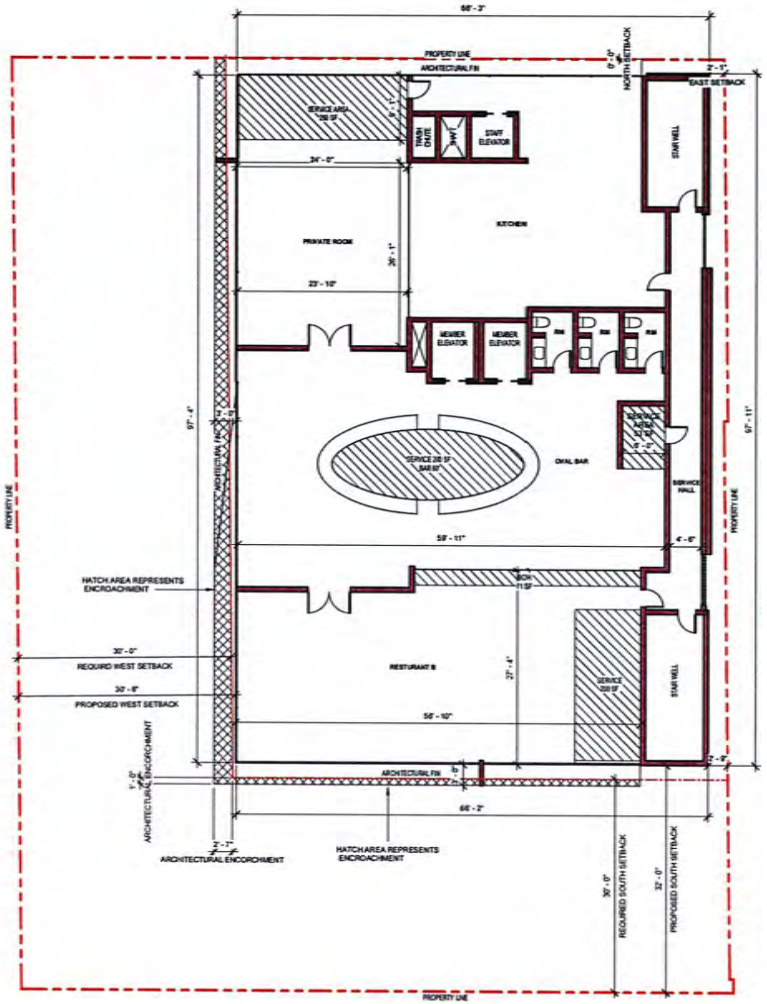
SHEET TITLE
FIFTH FLOOR PLAN

SHEET NUMBER
AF1.50

ISSUE



SIXTH FLOOR SF BREAKDOWN	
TOTAL GROSS SF	8,500 SF
ROOM / USE	SF
KITCHEN	971 SF
PRIVATE ROOM	698 SF
RESTROOMS (TOTAL)	126 SF
SERVICE AREA	743 SF
OVAL BAR	1,523 SF
RESTAURANT B	1,198 SF
BACK OF HOUSE	71 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, MEMBER ELEVATORS, STAIRWELLS, SERVICE HALL	785 SF
TOTAL SF	6,124 SF
SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES	

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SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

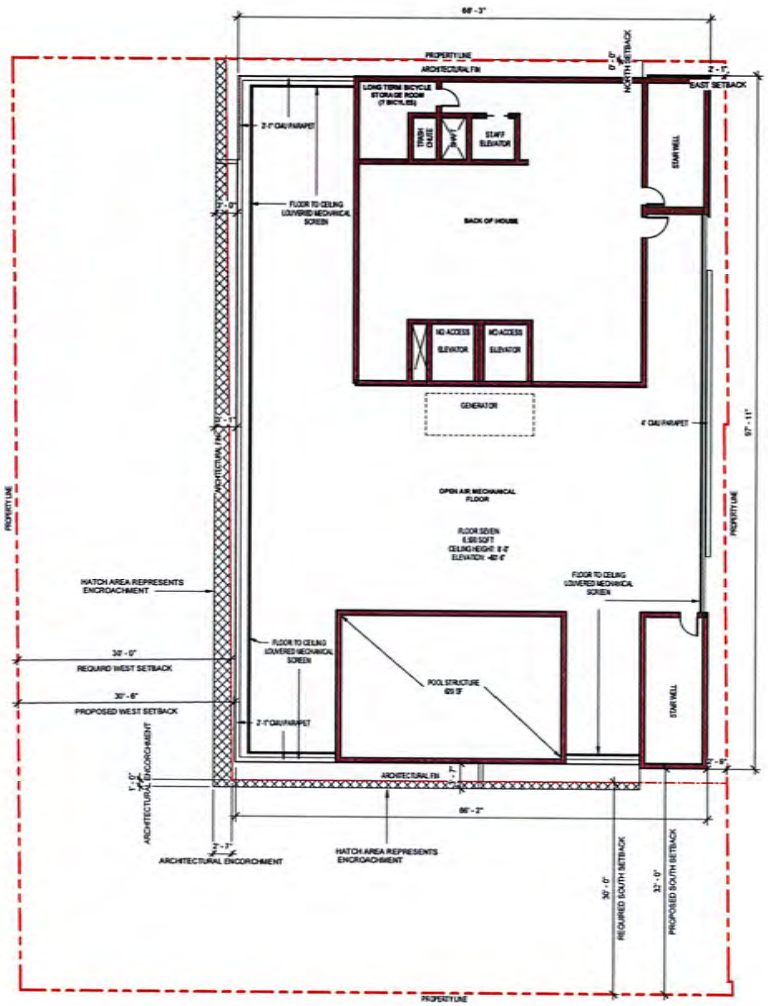
SHEET TITLE
SIXTH FLOOR PLAN

IDA APPLICATION

SHEET NUMBER
AF1.60

ISSUE

1 SIXTH FLOOR PLAN
AF1.60 SCALE: 1/8" = 1'-0"



1 SEVENTH FLOOR PLAN
AF1.70 SCALE: 1/8" = 1'-0"

SEVENTH FLOOR SF BREAKDOWN	
TOTAL GROSS SF	6,500 SF
ROOM / USE	SF
VENTILATED OPEN AIR MECHANICAL FLOOR	3,943 SF
BACK OF HOUSE / LONG TERM BICYLE STORAGE ROOM	1,328 SF
POOL STRUCTURE	620 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, STAIRWELLS	494 SF
TOTAL SF	6,389 SF
SQUARE FOOTAGE DISCREPANCY IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES	

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PROJECT
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PROJECT NO: 25022
DRAWN BY: Author
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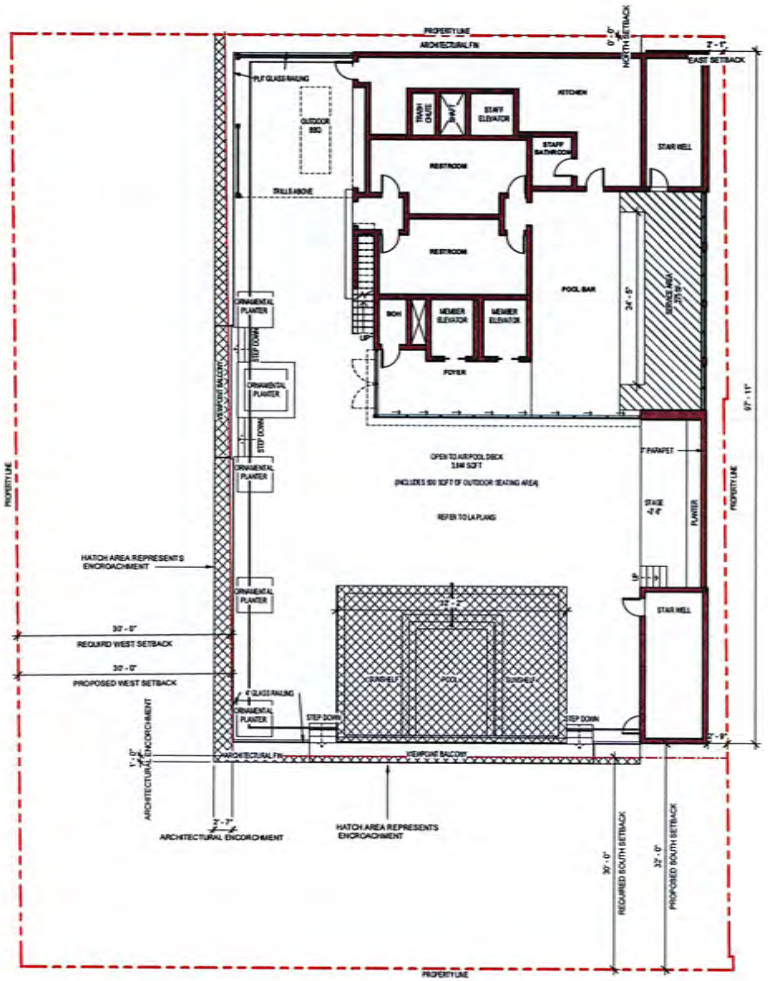
DATE: 07.10.2026

SHEET TITLE
SEVENTH FLOOR PLAN

IDA APPLICATION

SHEET NUMBER
AF1.70

ISSUE



1 EIGHTH FLOOR PLAN
AF1.80 SCALE: 1/8" = 1'-0"

EIGHT FLOOR SF BREAKDOWN	
TOTAL GROSS SF	6,500 SF
ROOM / USE	SF
KITCHEN	370 SF
RESTROOMS (TOTAL)	374 SF
POOL BAR	410 SF
SERVICE AREA	275 SF
FOYER	194 SF
STAFF BATHROOM	40 SF
OPEN AIR POOL DECK	3,844 SF
STAFF ELEVATOR, TRASH CHUTES, SHAFTS, STAIRWELLS, STORAGE	553 SF
TOTAL SF	6,050 SF

SQUARE FOOTAGE DISCREPANCY VARIANCE IS ATTRIBUTABLE TO THE EXCLUSION OF WALL THICKNESSES

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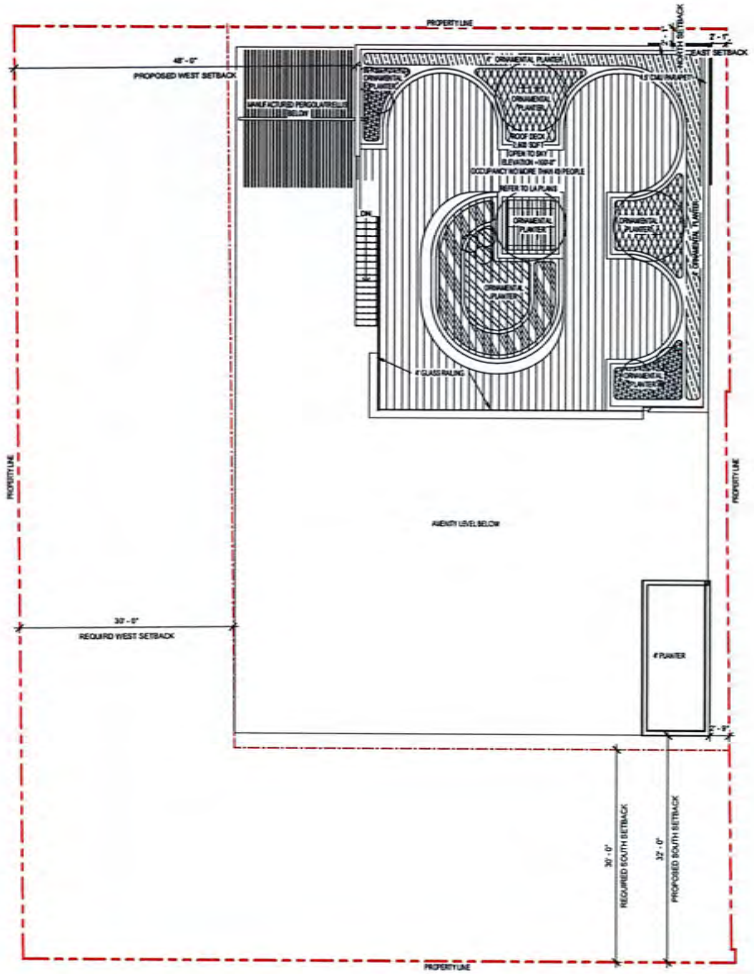
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026
SHEET TITLE
EIGHTH FLOOR PLAN

IDA APPLICATION

SHEET NUMBER
AF1.80

ISSUE



1 ROOF PLAN
AF1.90 SCALE: 1/8" = 1'-0"

HdA
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PROJECT NO: 25022
DRAWN BY: Author
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SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
ROOF PLAN

IDA APPLICATION

SHEET NUMBER
AF1.90

ISSUE

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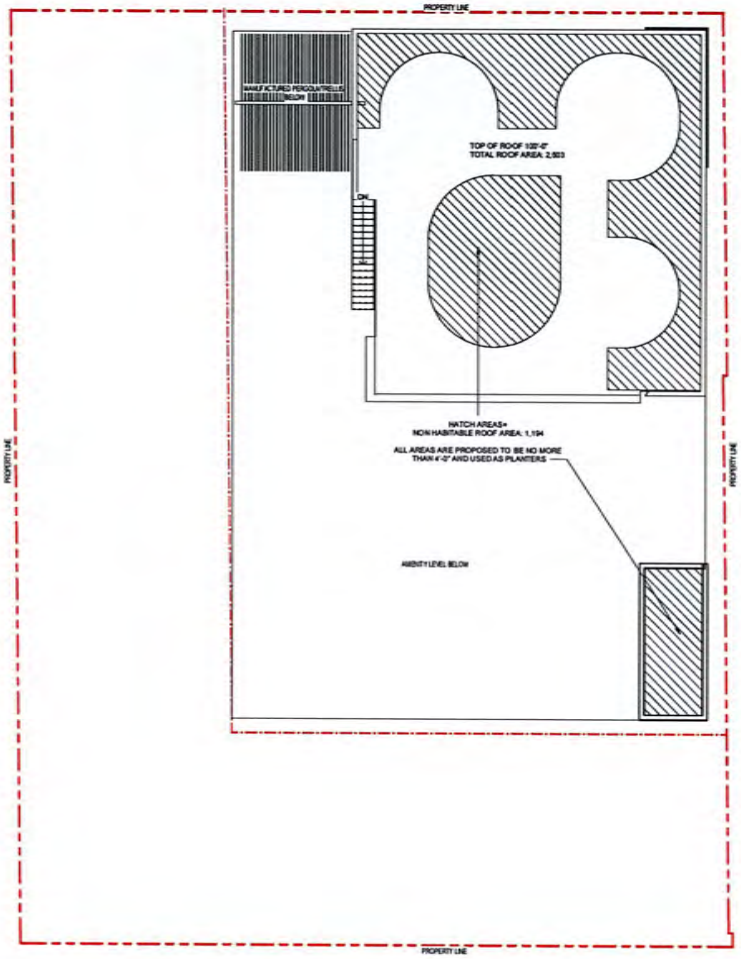

ROOF PLAN CALCULATIONS

TOTAL ROOF SF: 2,503 SF

AREAS ABOVE 100'-0" IN HEIGHT: 2,503 SF *

UNINHABITABLE SPACE: 2,503 SF (47% OF TOTAL ROOF)

*AREAS INCLUDE: PLANTERS AND PARAPET WALLS

HdA architects

18 South Federal Hwy, Boca Raton FL, 33432
Tel 561.402.4677
hdaarchitects.com

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HdA Architects and Partners LLC

ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG. AR102540

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NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

18 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
ROOF PLAN DIAGRAM

IDA APPLICATION

SHEET NUMBER
AF1.91

ISSUE

1 ROOF PLAN DIAGRAM
AF1.91 SCALE: 1/8" = 1'-0"

LIMESTONE CLADDING
COLOR: SAND
FINISH: HONED AND FILLED
APPLICATION: WALL CLADDING

GLASS
COLOR: CLEAR
APPLICATION: STOREFRONT
APPLICATION: RAILINGS

WOOD CLADDING
COLOR: WALNUT
APPLICATION: WALL CLADDING
APPLICATION: WOOD FINS
APPLICATION: UNDER FINS

STUCCO
COLOR: GREEK VILLA
BRAND: SHERWIN - WILLIAMS
COLOR CODE: 7551
APPLICATION: WALL

ALUMINUM
COLOR: ANODIZED
FINISH: MATTE
APPLICATION: WINDOW FRAMES
APPLICATION: DOOR FRAMES
APPLICATION: FINS
APPLICATION: SIGNAGE

NOTE: ON THE GROUND FLOOR OF A BUILDING, PERIMETER GLASS SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 72 PERCENT AND A MAXIMUM REFLECTIVITY OF 28 PERCENT. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 40 PERCENT AND A MAXIMUM REFLECTIVITY OF 5 PERCENT

HdA
architects

[redacted]
Tel 561.400.8677
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ISSUES

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SEAL

HELENA HEINZ, AIA
FL REG. AR102540

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3S INVESTMENTS, LLC

18 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE:
DATE: 07.10.2024

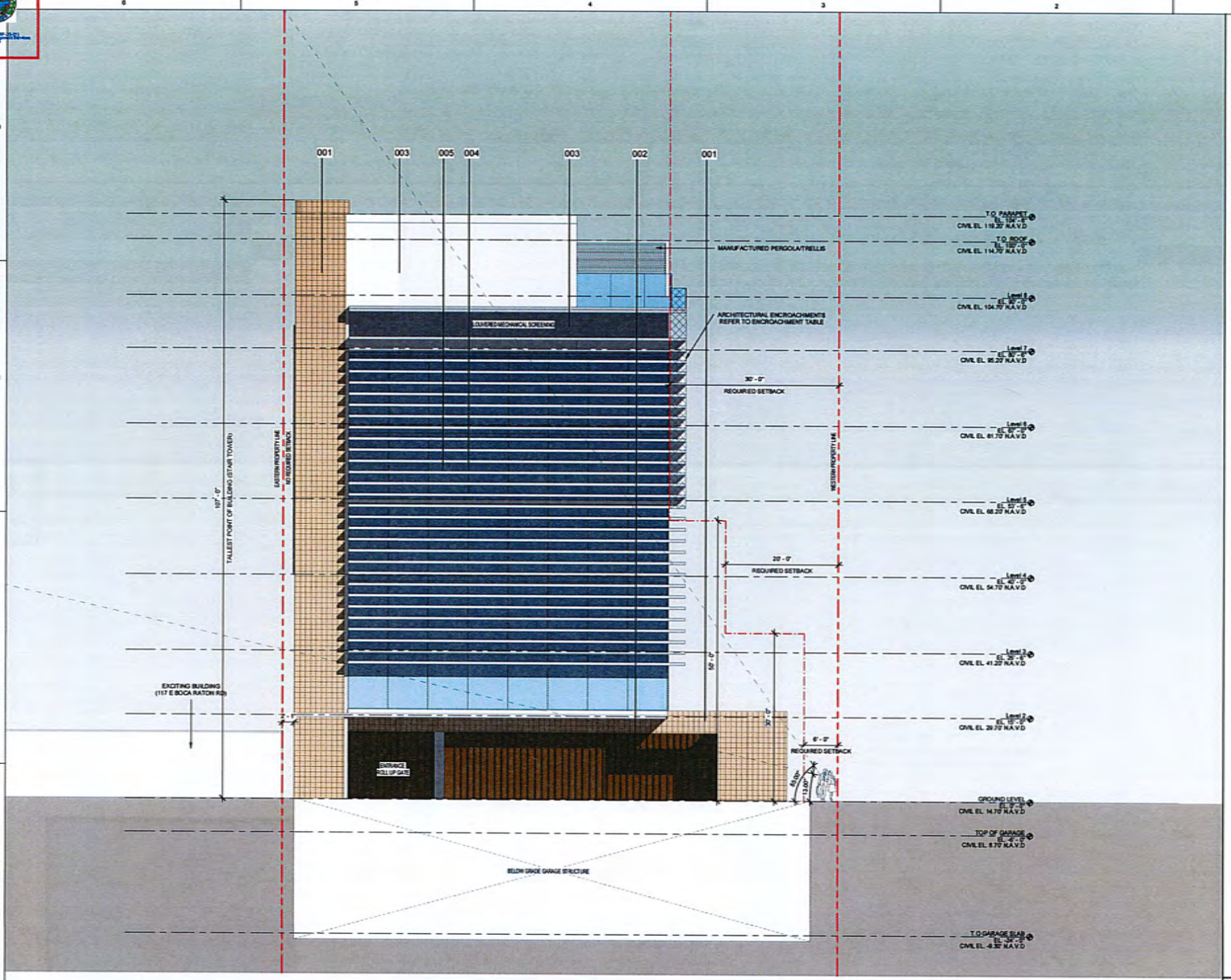
SHEET TITLE
MATERIAL SHEET

IDA APPLICATION

SHEET NUMBER
AE0.00

ISSUE

10/2024 12:54:43 PM



1 NORTH ELEVATION (REAR)

AE1.00 SCALE: 1/8" = 1'-0"

MATERIALS

001 - LIMESTONE CLADDING

002 - WOOD CLADDING

003 - SMOOTH STUCCO
COLOR: GREEK VILLA
COLOR CODE: SW7551

004 - ALUMINUM
COLOR: ANODIZED
FINISH: MATTE

005 - STOREFRONT SYSTEM
CLEAR GLASS
ALUMINUM FRAME

006 - GLASS BLOCK
OPAQUE GLASS

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ISSUES

No.	DESCRIPTION	DATE

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FL REG. AR102540

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CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

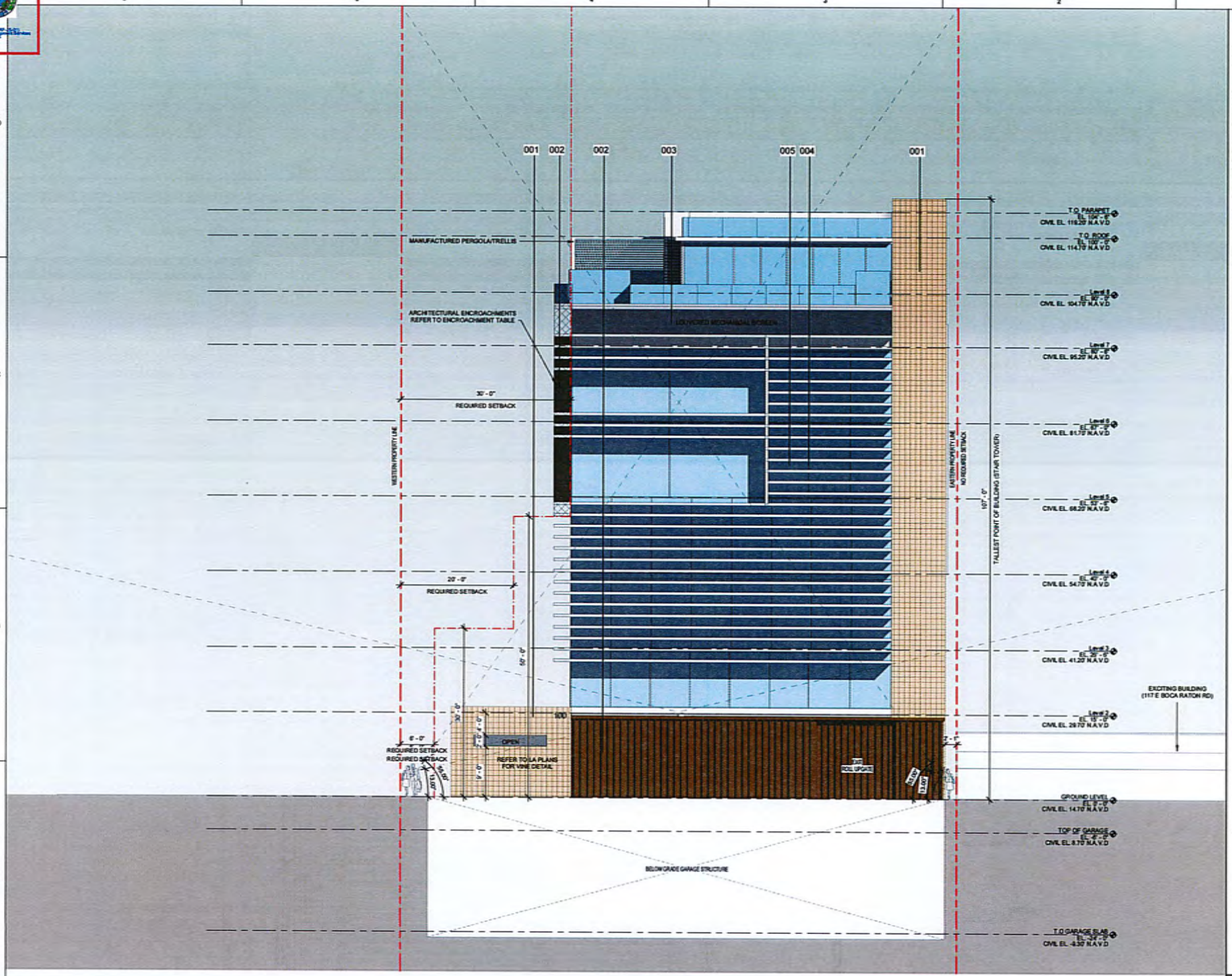
SHEET TITLE
NORTH ELEVATION (REAR)

IDA APPLICATION

SHEET NUMBER
AE1.00

ISSUE

7/6/2026 10:58:44 PM



MATERIALS

001 - LIMESTONE CLADDING

002 - WOOD CLADDING

003 - SMOOTH STUCCO
COLOR: GREEK VILLA
COLOR CODE: SW7551

004 - ALUMINUM
COLOR: ANODIZED
FINISH: MATTE

005 - STOREFRONT SYSTEM
CLEAR GLASS
ALUMINUM FRAME

006 - GLASS BLOCK
OPAQUE GLASS

1 SOUTH ELEVATION (FRONT)
AE2.00 SCALE: 1/8" = 1'-0"

IDA APPLICATION

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ISSUES

No.	DESCRIPTION	DATE

SEAL

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FL. REG. AR102540

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3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

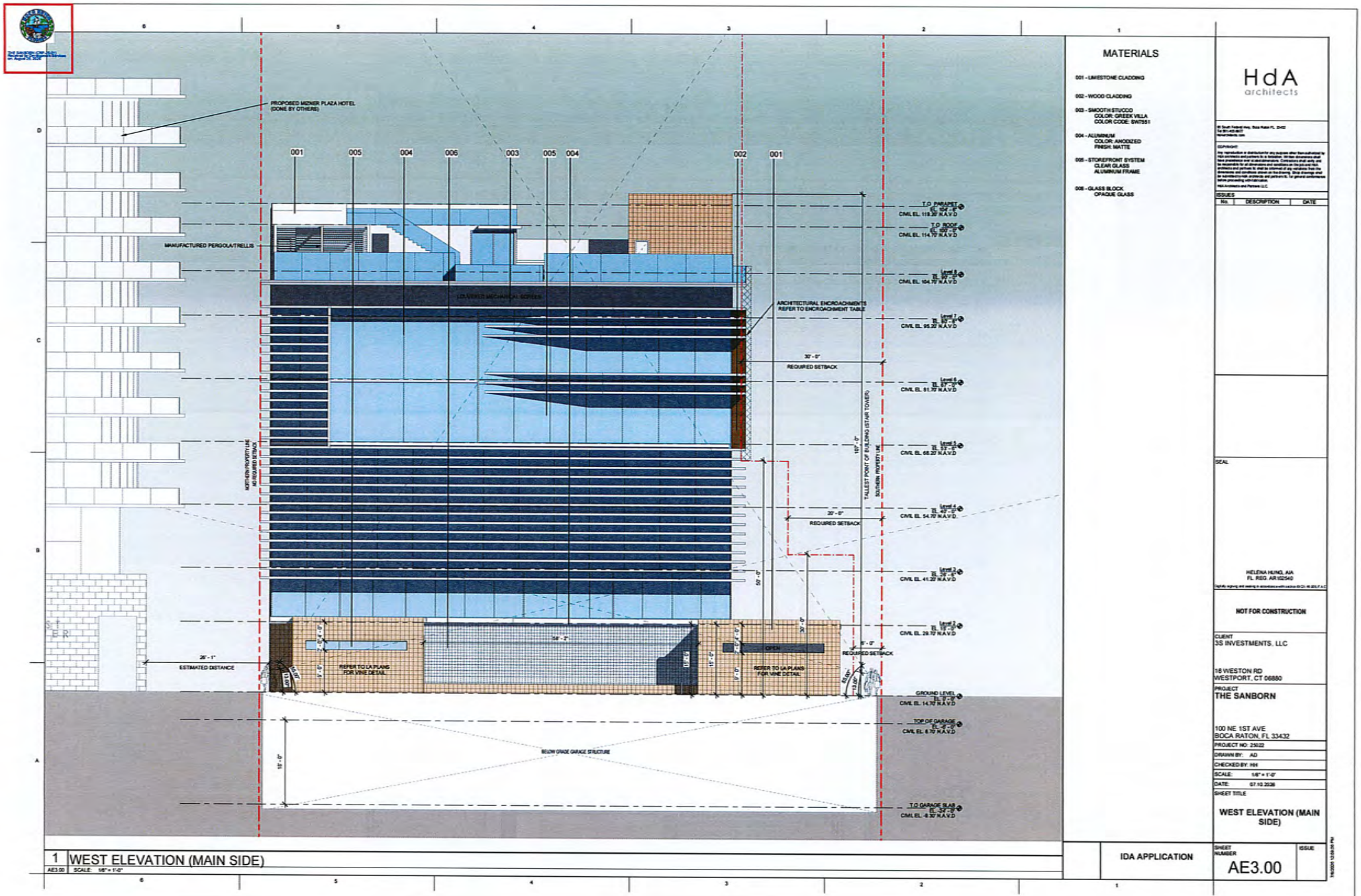
100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
SOUTH ELEVATION (FRONT)

SHEET NUMBER
AE2.00

ISSUE



1 WEST ELEVATION (MAIN SIDE)
AE3.00 SCALE: 1/8" = 1'-0"

MATERIALS

001 - LIMESTONE CLADDING

002 - WOOD CLADDING

003 - SMOOTH STUCCO
COLOR: GREEK VILLA
COLOR CODE: SW7551

004 - ALUMINUM
COLOR: ANODIZED
FINISH: MATTE

005 - STOREFRONT SYSTEM
CLEAR GLASS
ALUMINUM FRAME

006 - GLASS BLOCK
OPAQUE GLASS

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ISSUES

No.	DESCRIPTION	DATE

SEAL

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FL REG. AR102540

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

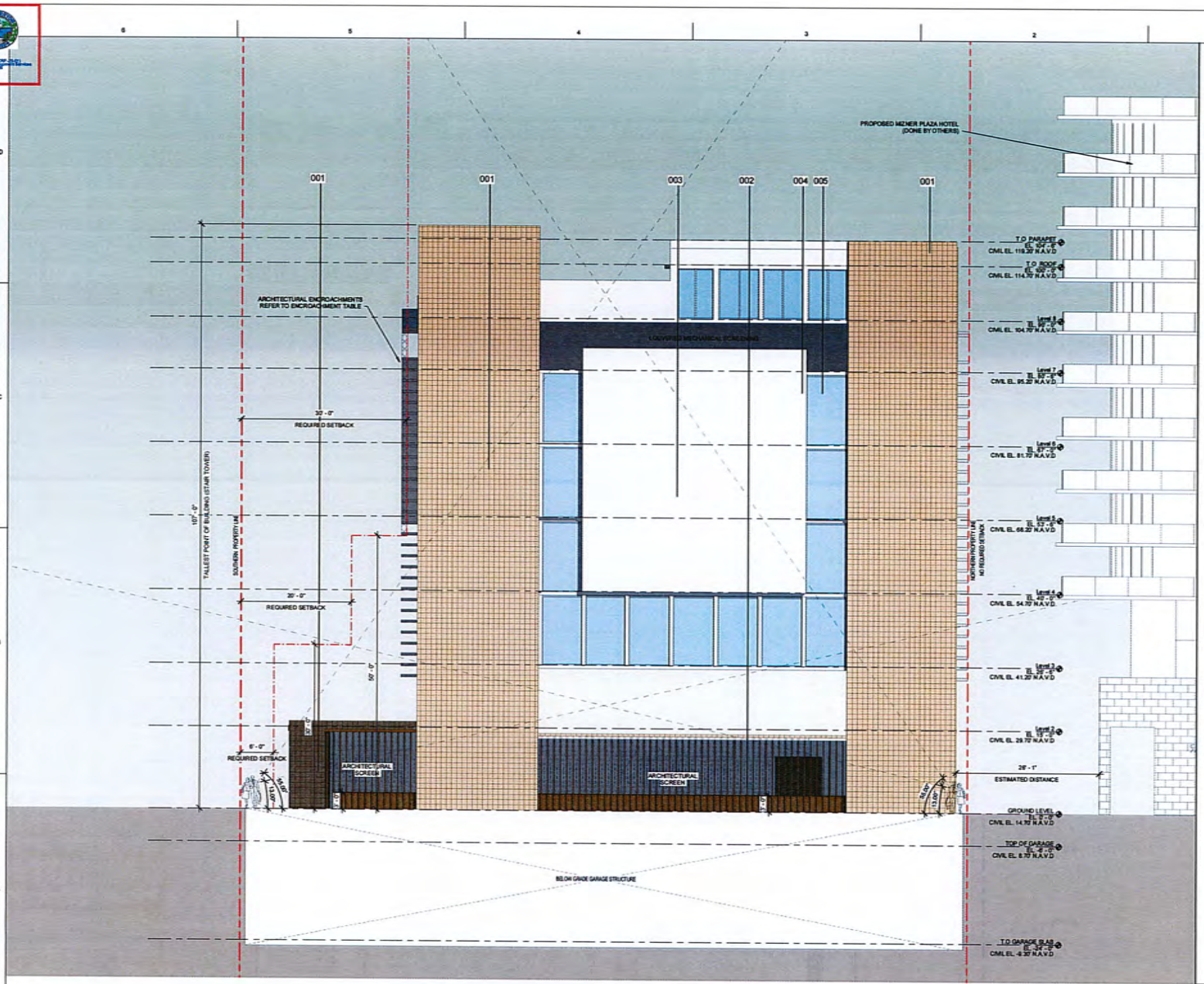
SHEET TITLE
WEST ELEVATION (MAIN SIDE)

IDA APPLICATION

SHEET NUMBER
AE3.00

ISSUE

7/9/2026 12:58:55 PM



1 EAST ELEVATION (SIDE)
AE4.00 SCALE: 1/8" = 1'-0"

MATERIALS

001 - LIMESTONE CLADDING

002 - WOOD CLADDING

003 - SMOOTH STUCCO
COLOR: GREEK VILLA
COLOR CODE: SW7551

004 - ALUMINUM
COLOR: ANODIZED
FINISH: MATTE

005 - STOREFRONT SYSTEM
CLEAR GLASS
ALUMINUM FRAME

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ISSUES

No.	DESCRIPTION	DATE

SEAL

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FL REG. AR102540

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CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

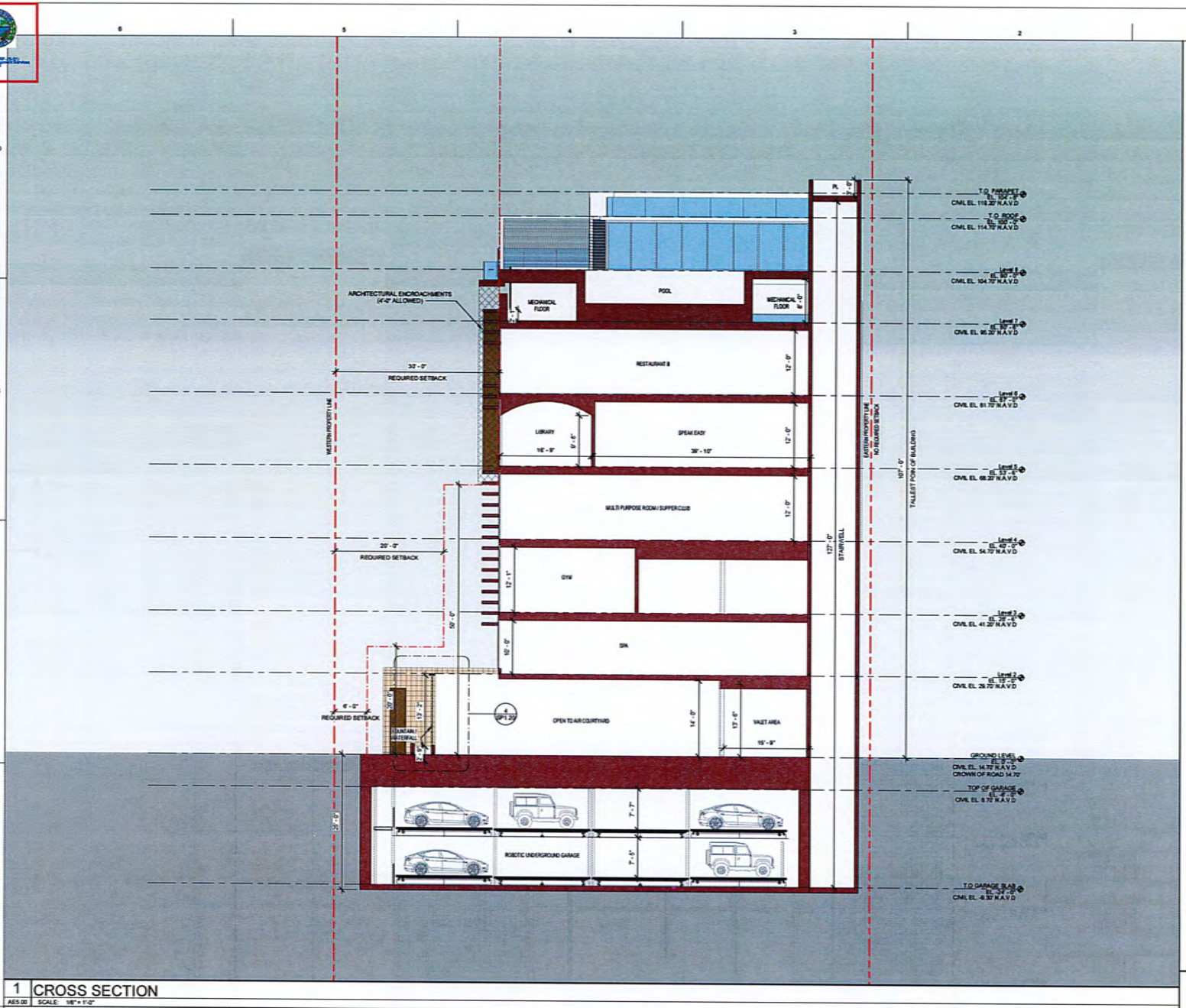
SHEET TITLE
EAST ELEVATION (MAIN REAR)

IDA APPLICATION

SHEET NUMBER
AE4.00

ISSUE

7/9/2026 1:00:01 PM



1 CROSS SECTION
AE5.00 SCALE: 1/8" = 1'-0"

IDA APPLICATION

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ISSUES

No.	DESCRIPTION	DATE

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CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 1/8" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
CROSS SECTION

SHEET NUMBER
AE5.00

ISSUE

7/10/2026 3:08:41 PM

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SIGNAGE WILL TO BE PERMITTED UNDER A SEPARATE APPLICATION.

1 RENDERING - SOUTH WEST PEDESTRIAN LEVEL
AR1.01 SCALE: 12" = 1'-0"

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ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG. AR102542

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CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO:	23022
DRAWN BY:	AD
CHECKED BY:	HH
SCALE:	12" = 1'-0"
DATE:	07.10.2026

SHEET TITLE
EXTERIOR RENDERING

IDA APPLICATION

SHEET NUMBER AR1.01

ISSUE

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SIGNAGE WILL BE PERMITTED UNDER A SEPARATE APPLICATION.

1 RENDERING - WEST AERIAL
AR1.02 SCALE: N.T.S.

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ISSUES

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SEAL

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WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 2502
DRAWN BY: AD
CHECKED BY: HH
SCALE: 12" = 1'-0"
DATE: 07.10.2026

SHEET TITLE
EXTERIOR RENDERING

IDA APPLICATION

SHEET NUMBER
AR1.02

ISSUE

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SIGNAGE WILL BE PERMITTED UNDER A SEPARATE APPLICATION.

1 RENDERING - WEST PEDESTRIAN LEVEL
AR1.03 SCALE: N.T.S.

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ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG AR 102549

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 25022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 12" = 1'-0"
DATE: 07.10.2026
SHEET TITLE

EXTERIOR RENDERING

IDA APPLICATION

SHEET NUMBER AR1.03

ISSUE

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SIGNAGE WILL BE PERMITTED UNDER A SEPARATE APPLICATION.

1 RENDERING - SOUTH PEDESTIRAN LEVEL
AR1.04 SCALE: N.T.S.

HdA architects

ISSUES

No.	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
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PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO: 23022
DRAWN BY: AD
CHECKED BY: HH
SCALE: 12" = 1'-0"
DATE: 07.10.2026
SHEET TITLE

EXTERIOR RENDERING

IDA APPLICATION

SHEET NUMBER AR1.04

ISSUE

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SIGNAGE WILL BE PERMITTED UNDER A SEPARATE APPLICATION.

1 RENDERING - SOUTH WEST AERIAL

AR1.05 SCALE: N.T.S.

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HdA Architects and Partners LLC

ISSUES

No	DESCRIPTION	DATE

SEAL

HELENA HUNG, AIA
FL REG AR102540

NOT FOR CONSTRUCTION

CLIENT
3S INVESTMENTS, LLC

16 WESTON RD
WESTPORT, CT 06880

PROJECT
THE SANBORN

100 NE 1ST AVE
BOCA RATON, FL 33432

PROJECT NO:	25022
DRAWN BY:	AD
CHECKED BY:	HH
SCALE:	1/2" = 1'-0"
DATE:	07.10.2026

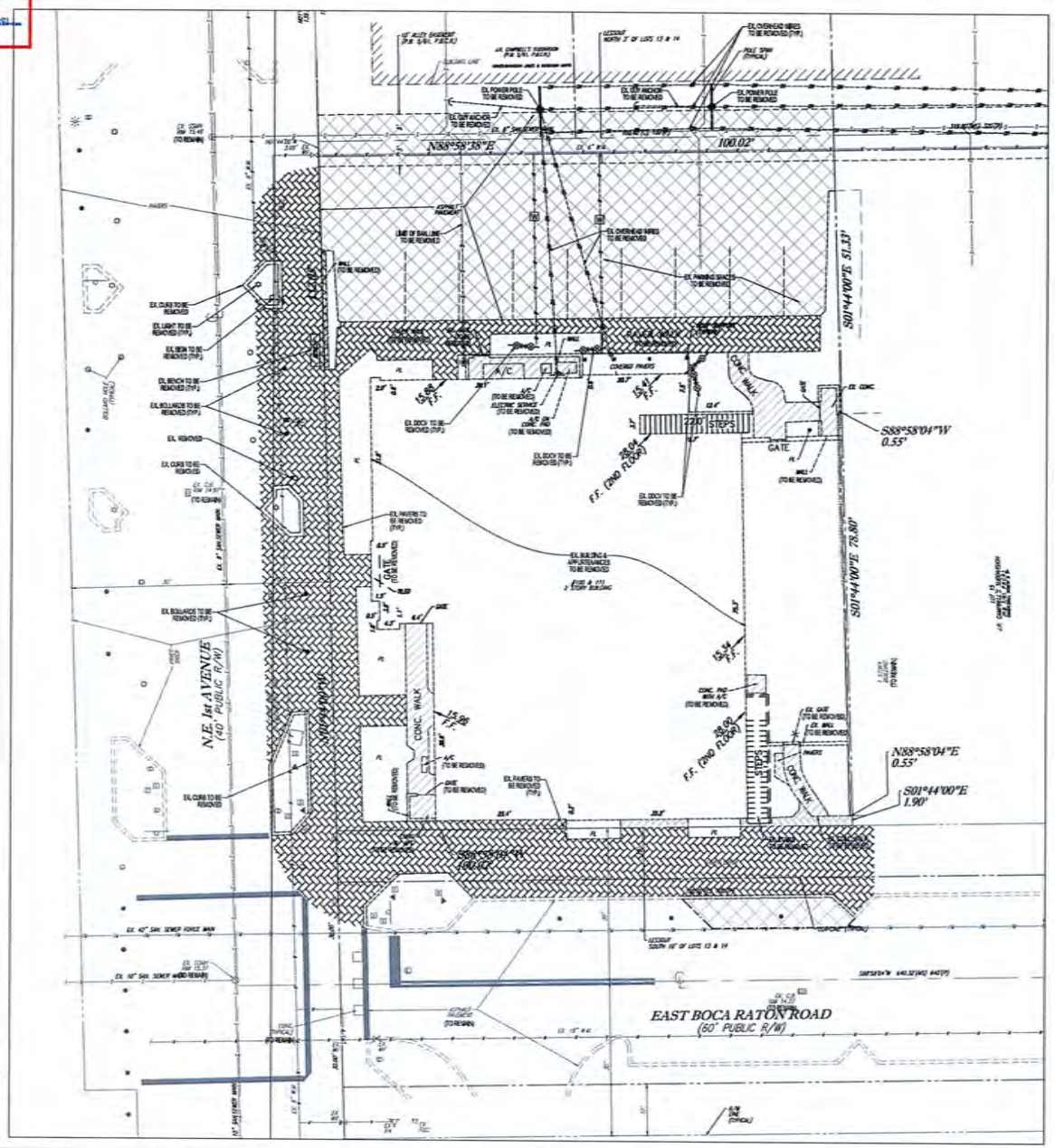
SHEET TITLE
EXTERIOR RENDERING

IDA APPLICATION

SHEET NUMBER AR1.05

ISSUE

19/2025 1:05:07 PM



HATCH LEGEND

EX. ASPHALT PAVEMENT TO BE REMOVED

EX. BUILDING TO BE REMOVED

EX. CONCRETE TO BE REMAIN

EX. CONC. SIDEWALK TO BE REMOVED

EX. PAVERS TO BE REMOVED

N W E S

SCALE: 1" = 10'

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH CITY OF BOCA RATON AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. CONTRACTOR SHALL REFER TO CONSTRUCTION PHASING PLANS FOR ORDER OF REMOVAL OF ANY UTILITIES AND/OR STRUCTURES.
4. EXISTING WATER SERVICES TO EXISTING RETAIL SPACE SHALL NOT BE REMOVED UNTIL PROPOSED WATER SERVICES ARE INSTALLED AND RELEASE FOR USE BY PALM BEACH COUNTY HEALTH DEPARTMENT.
5. CONTRACTOR SHALL REFER TO LANDSCAPING PLAN FOR TREE REMOVAL.
6. EAST WATER MAIN TO BE REMOVED AFTER NEW WATER MAIN IS INSTALLED, CERTIFIED, RELEASED & ACCEPTED BY THE CITY.
7. CONTRACTOR TO COORDINATE WITH ALL UTILITIES AND DISCONNECT ALL EXIST UTILITIES PRIOR TO DEMOLITION. THIS INCLUDES ALL CUTTING OF CAPPING OF FACILITIES.

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   AVIROM & ASSOCIATES, INC.
   50 S.W. 2nd AVENUE, SUITE 102
   BOCA RATON, FL 33432
   TITLED: ALTA/NSPS LAND TITLE SURVEY, 100 & 111 N.E. 1ST AVENUE
   DATED: 06/19/25
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION: CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON/OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO BE REMOVED AS A RESULT OF ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROAD, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
16. CONTRACTOR SHALL RETURN ALL REMOVED FIRE HYDRANTS NOT INCORPORATED IN TO FINAL WORK TO THE CITY OF BOCA RATON.

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CERTIFICATE OF AUTHORIZATION #5978

REVISIONS

NO.	DATE	COMMENT	BY

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ENTITLEMENT

PROJECT No: F25-0072
DRAWN BY: CS
CHECKED BY: MAT
DATE: 5/7/2026
CAD I.D.: F250072-DEMO PLAN

PROJECT:
The Sanbora
100 NE 1st Avenue
Boca Raton, FL

FOR:
3S Capital Management
715 Saint Albans Drive
Boca Raton, FL 33486

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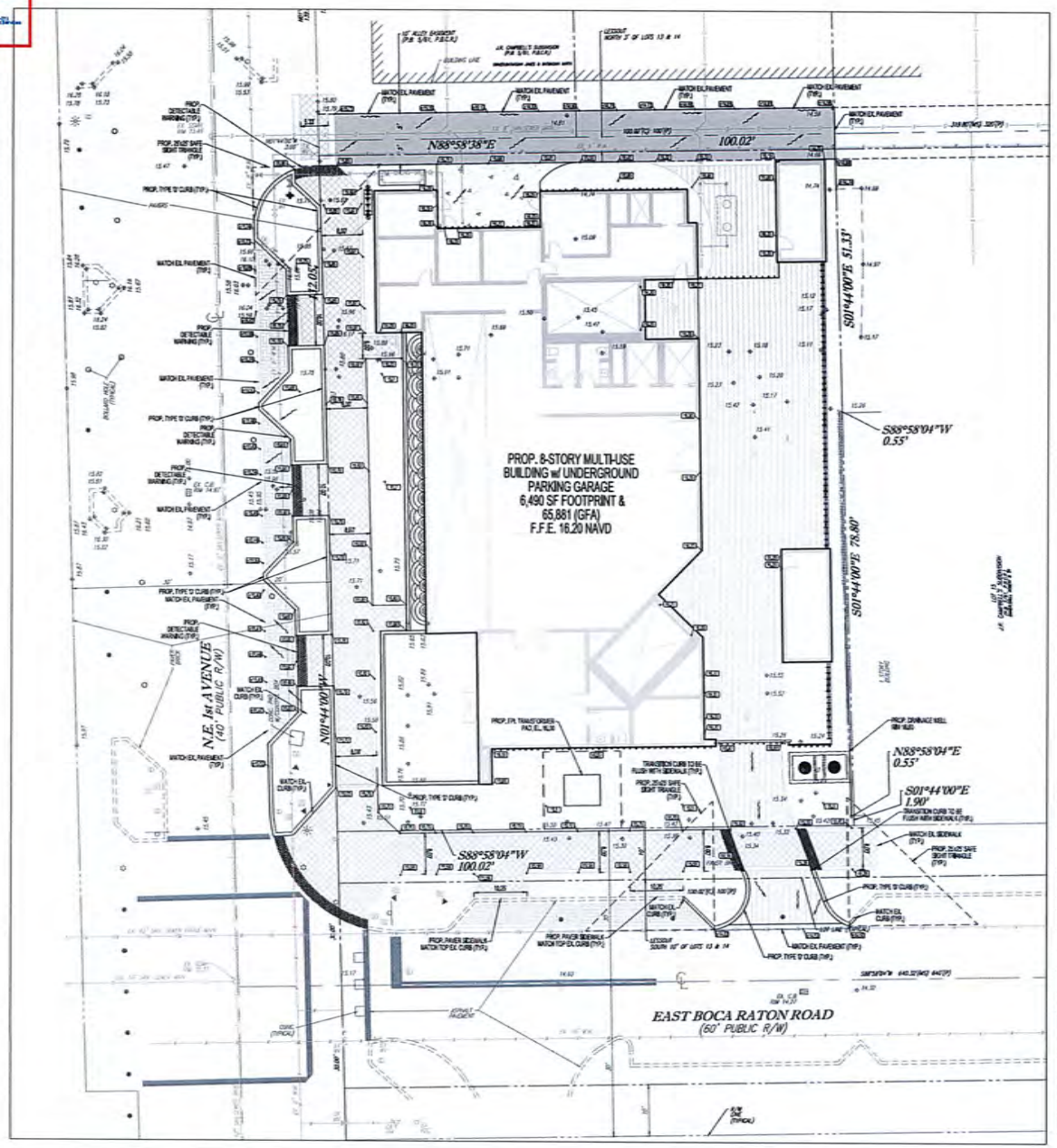
MICHAEL A. THOMAS
LICENSE No. 80572
STATE OF FLORIDA
PROFESSIONAL ENGINEER
May 11, 2026
ELECTRONICALLY SIGNED AND SEALED

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
DEMO-1.1



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W E

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ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL No. 12099L MAP NUMBER 12086C0174L EFFECTIVE DATE DECEMBER 20, 2024.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED ASPHALT PAVEMENT

PROPOSED PEDESTRIAN PAVERS

PROPOSED VEHICLE PAVERS

PROPOSED VEHICLE PAVERS

PAVING, GRADING & DRAINAGE LEGEND

EXISTING		PROPOSED
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	UNDERGROUND RECLAIMED WATER LINE	
	STORM SEWER	
	STORM SEWER EXFILTRATION TRENCH	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
XX.XX	GRADE SPOT SHOT	XX.XX

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGE DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR 811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR UNCOVERING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 1.5%.
16. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
17. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
18. NO STRUCTURES SHALL BE ALLOWED IN UTILITY EASEMENT.
19. SIZE, GRADES, AND LOCATION FOR DRIVEWAY CULVERTS SHALL BE DETERMINED BY THE ENGINEERING DEPT.
20. ALL UNSUITABLE MATERIALS SUCH AS MUCK, PEAT, PLASTIC CLAYS, AND/OR MARLS SHALL BE REMOVED FROM RIGHTS-OF-WAYS. THE AREA SHALL THEN BE BACKFILLED ACCORDING TO THE GEOTECH REPORT.
21. ROOF DRAINAGE WILL BE COLLECTED AND CONNECTED TO THE ON-SITE DRAINAGE SYSTEM.
22. ALL EXISTING SIDEWALKS ALONG THE SITE TO BE REPLACED. MINIMUM WIDTH IS 5'. SIDEWALKS SHALL BE FLUSHED THROUGH DRIVEWAYS AND MEET ALL ADA AND FDOT REQUIREMENTS.
23. ANY LIP FROM ¼" BUT NOT GRETAER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

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REVISIONS

NO:	DATE:	COMMENT	BY:

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ENTITLEMENT

PROJECT No.: F25-0072
DRAWN BY: CS
CHECKED BY: MAT
DATE: 3/10/2026
CAD I.D.: F25-0072-PDD PLAN

PROJECT:

The Sanborn
100 NE 1st Avenue
Boca Raton, FL

FOR:

3S Capital Management
715 Saint Albans Drive
Boca Raton, FL 33486

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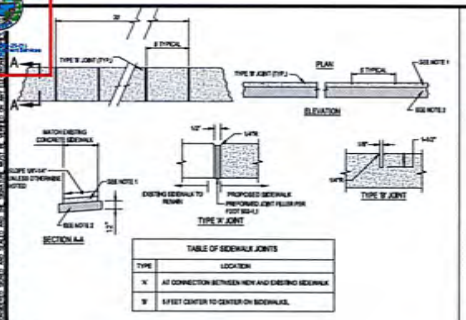
July 10, 2026
FLORIDA BUSINESS CERT. OF AUTH. No. 27929

SHEET TITLE:

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

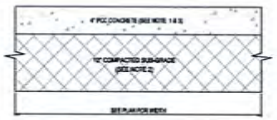
SHEET NUMBER:

PD-1.1



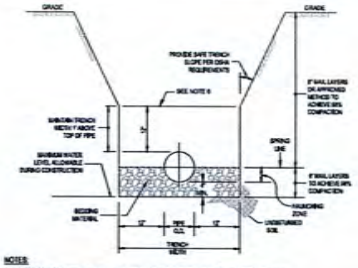
1 SIDEWALK DETAILS

SCALE: NONE



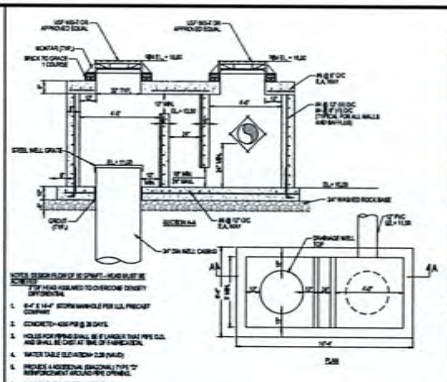
2 TYPICAL CONCRETE SIDEWALK SECTION

SCALE: NONE



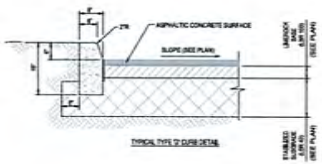
3 TRENCH DETAIL

SCALE:



4 DRAINAGE WELL DETAIL

SCALE: NONE



5 TYPE 'D' CURB

SCALE: NONE

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ENTITLEMENT

PROJECT No: F25-0072
DRAWN BY: CS
CHECKED BY: MAT
DATE: 5/7/2026
CAD I.D.: F25-0072 PSD DETAILS

PROJECT:

The Sanborn
100 NE 1st Avenue
Boca Raton, FL

FOR:

3S Capital Management
715 Saint Albans Drive
Boca Raton, FL 33486

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MICHAEL A. TROMBLY
LICENSE
No. 90572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

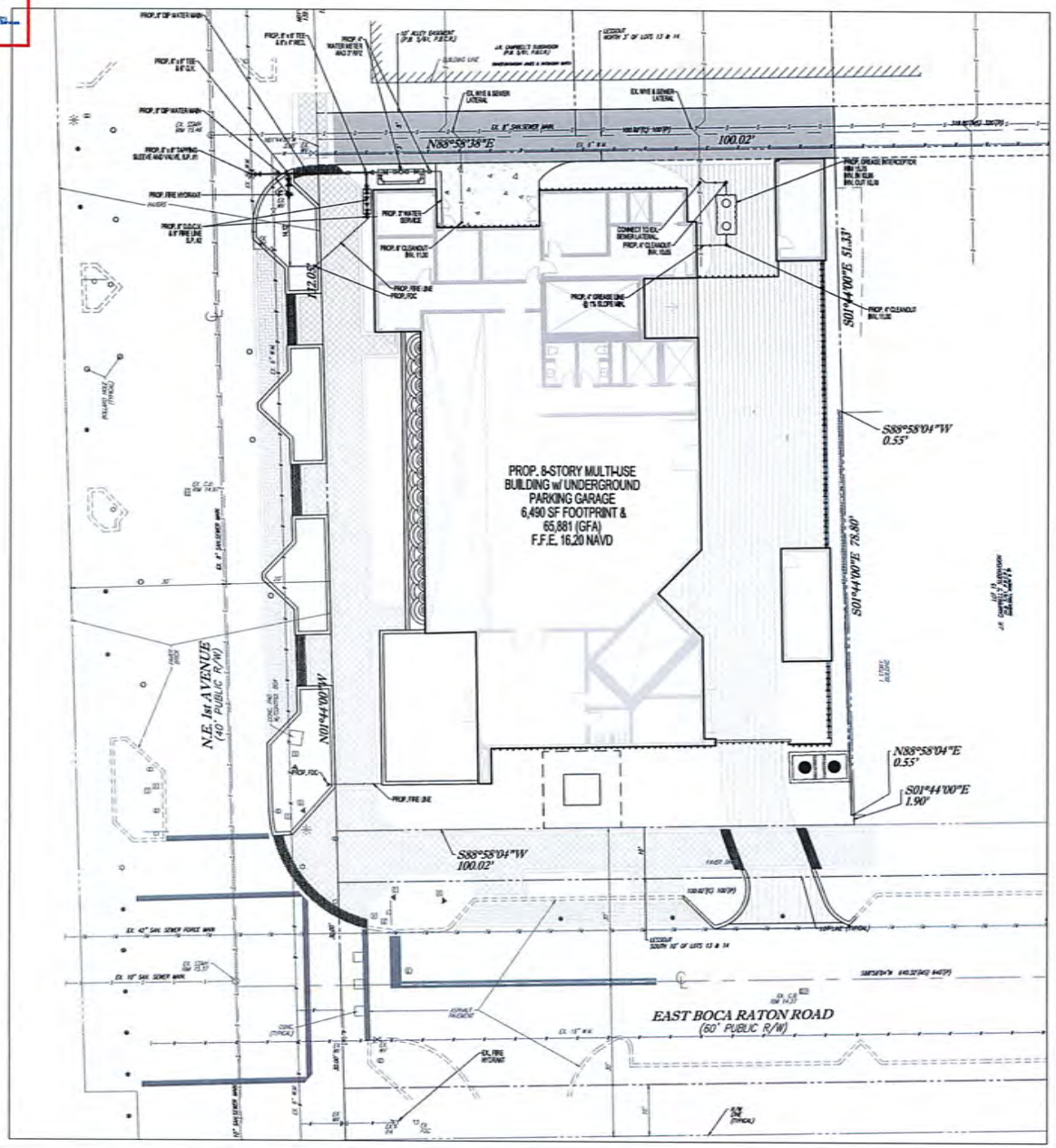
May 11, 2026

SHEET TITLE:

PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

PD-2.0



ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE/KEY	PROPOSED NOTE
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	SANITARY SEWER MAIN	
	UNDERGROUND FORCE MAIN	
	UNDERGROUND FIRE LINE	
	UNDERGROUND CHILLED WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	HYDRANT	
	SANITARY MANHOLE	
	CLEAN OUT	
	STORM MANHOLE	
	CATCH BASIN	
	WATER VALVE	

ESTIMATED SEWER & WATER DEMAND

SEWER DEMAND

USE	UNITS	DEMAND/UNIT	MGD
COMMERCIAL	44,196 S.F.	0.1 GPD/S.F.	0.00442
BAR / COCKTAIL	50 SEATS	20 GPD/SEAT	0.00100
RESTAURANT	318 SEATS	40 GPD/SEAT	0.01272
		TOTAL SEWER DEMAND =	0.01814

WATER DEMAND

USE	UNITS	DEMAND/UNIT	MGD
COMMERCIAL	44,196 S.F.	0.355 GPD/S.F.	0.01569
BAR / COCKTAIL	50 SEATS	20 GPD/SEAT	0.00100
RESTAURANT	318 SEATS	40 GPD/SEAT	0.01272
		TOTAL WATER DEMAND =	0.02941

NOTES:

1. ALL DISTURBED AREAS SHALL BE TOPSOILED AND SODDED UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL LOCATE EXISTING IRRIGATION AND REPLACE, RELOCATE AND/OR ADJUST AS REQUIRED
3. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN PER CODE SECTION 27-45.
4. ALL TREES PLANTED IN ISLANDS CONTAINING HYDRANTS OR FDCS MUST COMPLY WITH FLORIDA FIRE PREVENTION CODE 18.3.4.1 - CLEARANCE OF 7'-6" IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A 4' CLEARANCE TO THE REAR OF THE HYDRANT.
5. FIRE HYDRANTS SHALL BE INSTALLED WITHIN 6' FROM THE FACE OF CURB.
6. METERS SHALL HAVE AT LEAST 3' OF UNOBSTRUCTED ACCESS TO AND VIEW OF THE MANHOLE OR METER FROM THE PUBLIC RIGHT-OF-WAY AND AT LEAST 5' OF VERTICAL CLEARANCE ABOVE THE MANHOLE OR METER PIT.
7. ALL EXISTING VALVES, COMMUNICATION BOXES, JUNCTION BOXES, & OTHER UTILITY STRUCTURES NEED TO BE ADJUSTED TO THE PROPOSED GRADE ACCORDINGLY.
8. ANY EXISTING LIDS OR BOXES THAT FALL WITHIN PAVEMENT AREAS SHALL BE H-20 LOAD RATED.
9. ALL EXISTING VALVES, COMMUNICATION BOXES, JUNCTION BOXES, & OTHER UTILITY STRUCTURES NEED TO BE ADJUSTED TO THE PROPOSED GRADE ACCORDINGLY

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ENTITLEMENT

PROJECT No. P25-072
DRAWN BY: CS
CHECKED BY: MAT
DATE: 5/7/2026
CAD I.D.: P25-072 MOD

PROJECT:
The Sanborn
100 NE 1st Avenue
Boca Raton, FL

FOR
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Boca Raton, FL 33486

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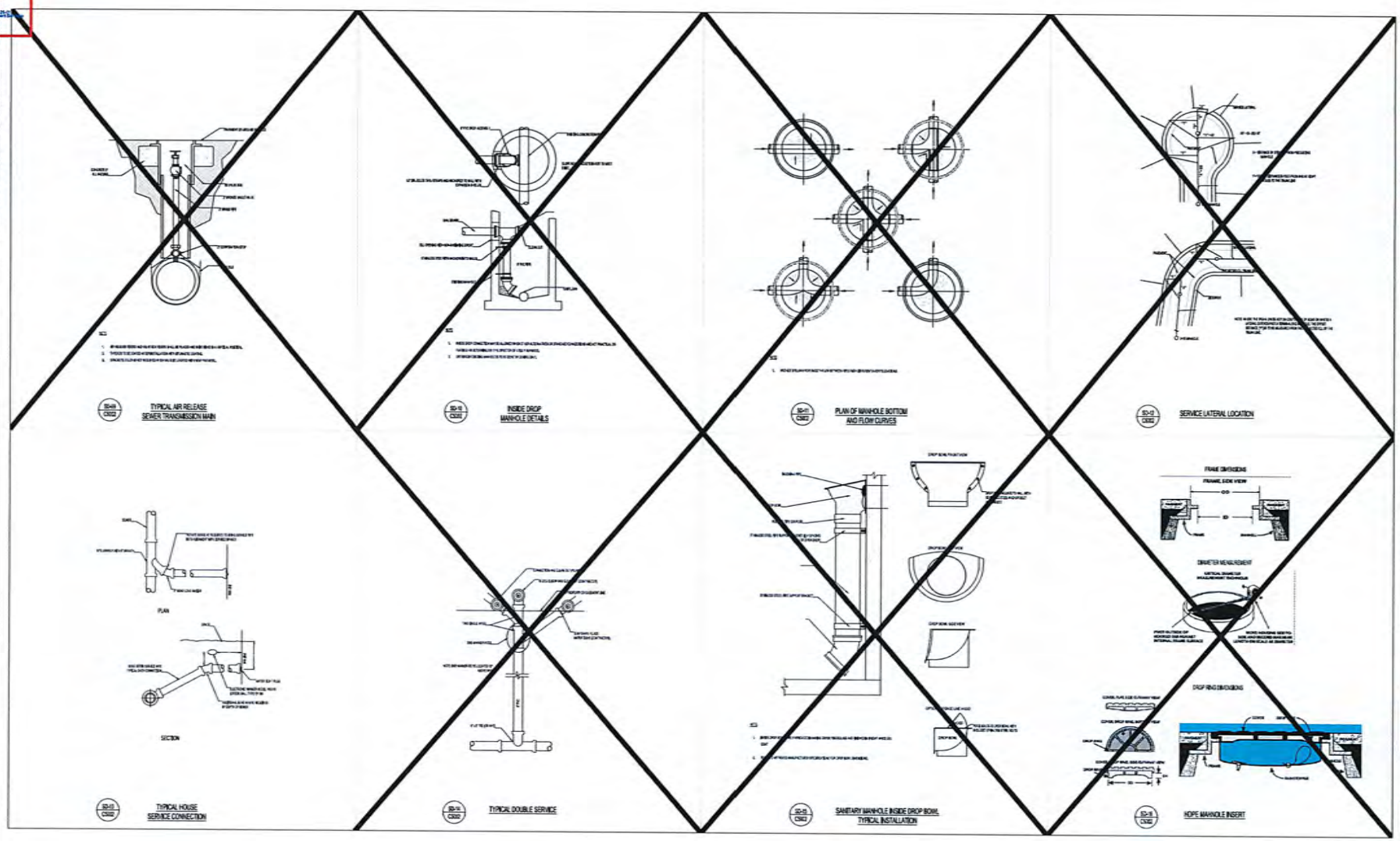
MICHAEL A. TROUTEL LICENSE No. 90572 STATE OF FLORIDA PROFESSIONAL ENGINEER
July 10, 2026
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27626

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET NUMBER:
U-1.1



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ENTITLEMENT

PROJECT No.: F25007.2
DRAWN BY: EJI
CHECKED BY: MAT
DATE: 5/7/2026
CAD I.D.: F25007.2 WSU DETAILS

PROJECT:
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100 NE 1st Avenue
Boca Raton, FL

FOR
3S Capital Management
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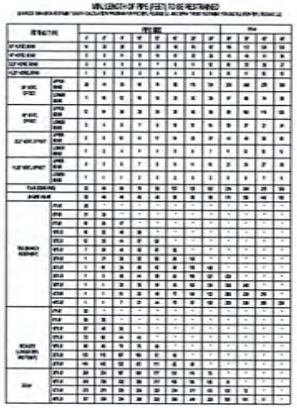
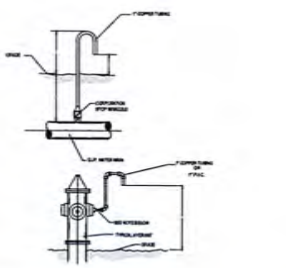
PROFESSIONAL ENGINEER
May 11, 2026
FLORIDA BUSINESS CERT. OF AUTH. No. 27324

SHEET TITLE:
UTILITY DETAILS

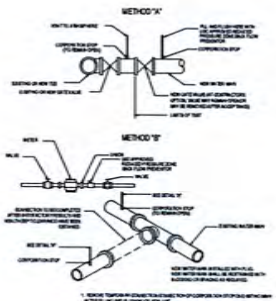
SHEET NUMBER:
U-2.0



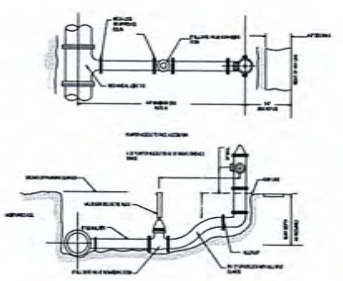
MECHANICAL THRUST RESTRAINT MINIMUM PIPE LENGTHS



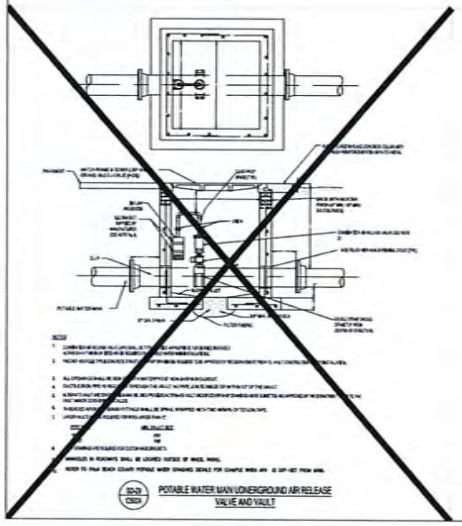
SAMPLING POINT DETAILS



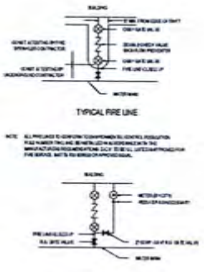
FILLING AND FLUSHING CONNECTION



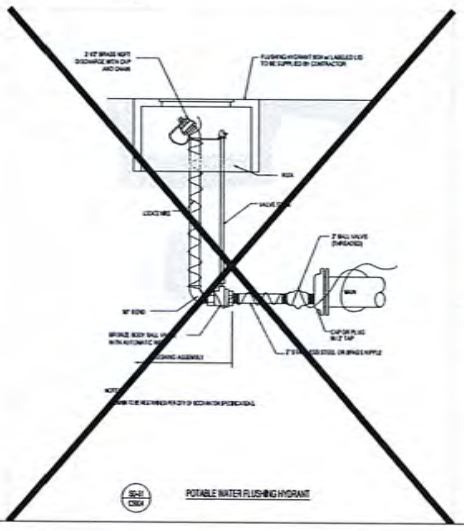
TYPICAL FIRE HYDRANT INSTALLATION



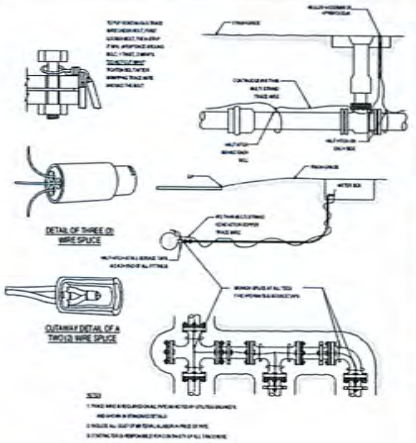
POTABLE WATER MAIN LONERGROUND AIR RELEASE VALVE AND VAULT



FIRE LINES



POTABLE WATER FLUSHING HYDRANT



TRACE WIRE DETAIL

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNERS · LANDSCAPE ARCHITECTS

1900 W. FLETCHER AVE. SUITE 100
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JUPITER, FL 33458
P: 561-203-7900

REVISIONS

NO.	DATE	COMMENT	BY

Sunshine 811

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ENTITLEMENT

PROJECT No. F2500T2
DRAWN BY: CS
CHECKED BY: MAT
DATE: 5/7/2026
CAD I.D.: F2500T2 HSU DETAILS

PROJECT:

The Sanborn
100 NE 1st Avenue
Boca Raton, FL

FOR

3S Capital Management
715 Saint Albans Drive
Boca Raton, FL 33486

THOMAS ENGINEERING GROUP

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MICHAEL A. TRAXELL
LICENSE
No. 50572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

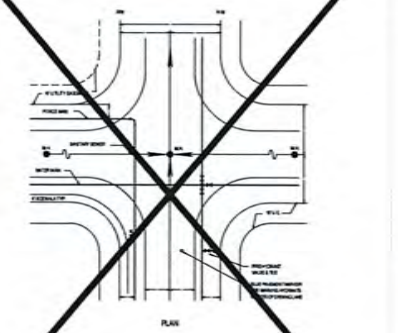
May 11, 2026
FLORIDA BUSINESS CERT. OF AUTH. No. 27576

SHEET TITLE

UTILITY DETAILS

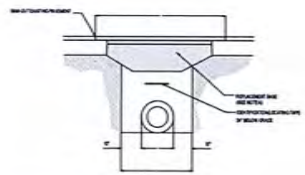
SHEET NUMBER

U-2.1

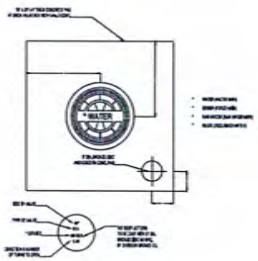


PLAN

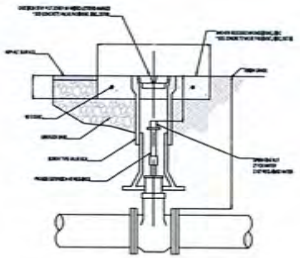
S0-01 C503 UTILITY LOCATION W/ RIGHT OF WAY



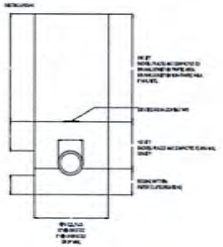
S0-01 C505 ROADWAY PAVEMENT RESTORATION



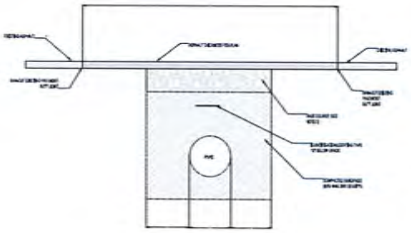
S0-01 C505 CONCRETE VALVE PAD IDENTIFICATION DISC



S0-01 C505 VALVE AND BOX DETAIL



S0-01 C505 TYPICAL TRENCH EXCAVATION



S0-01 C505 OPEN-CUT DRIVEWAY REPLACEMENT

RESILIENT SEATED GATE VALVE SPECIFICATIONS

S0-01 C505 RESILIENT GATE VALVE SPECIFICATIONS

STANDARD SEPARATIONS

SPECIAL NOTES

S0-01 C505 STANDARD SEPARATIONS & PIPE MARKING NOTES

THOMAS ENGINEERING GROUP

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1000 W. FLETCHER AVE. SUITE 200 TAMPA, FL 33612 PH: (813) 968-3158

330 SE 3RD AVENUE SUITE 200 JUPITER, FL 33458 PH: (561) 747-6336

REVISIONS

REV.	DATE	COMMENT	BY

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

ENTITLEMENT

PROJECT No.: F250072
DRAWN BY: CS
CHECKED BY: MAT
DATE: MINOR
CAD I.D.: F250072 WSU DETAILS

PROJECT:

The Sanborn
100 NE 1st Avenue
Boca Raton, FL

FOR

3S Capital Management
715 Saint Albans Drive
Boca Raton, FL 33486

THOMAS ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7770
www.ThomasEngineeringGroup.com

MICHAEL A. TROKEL LICENSE No. 80372 STATE OF FLORIDA PROFESSIONAL ENGINEER

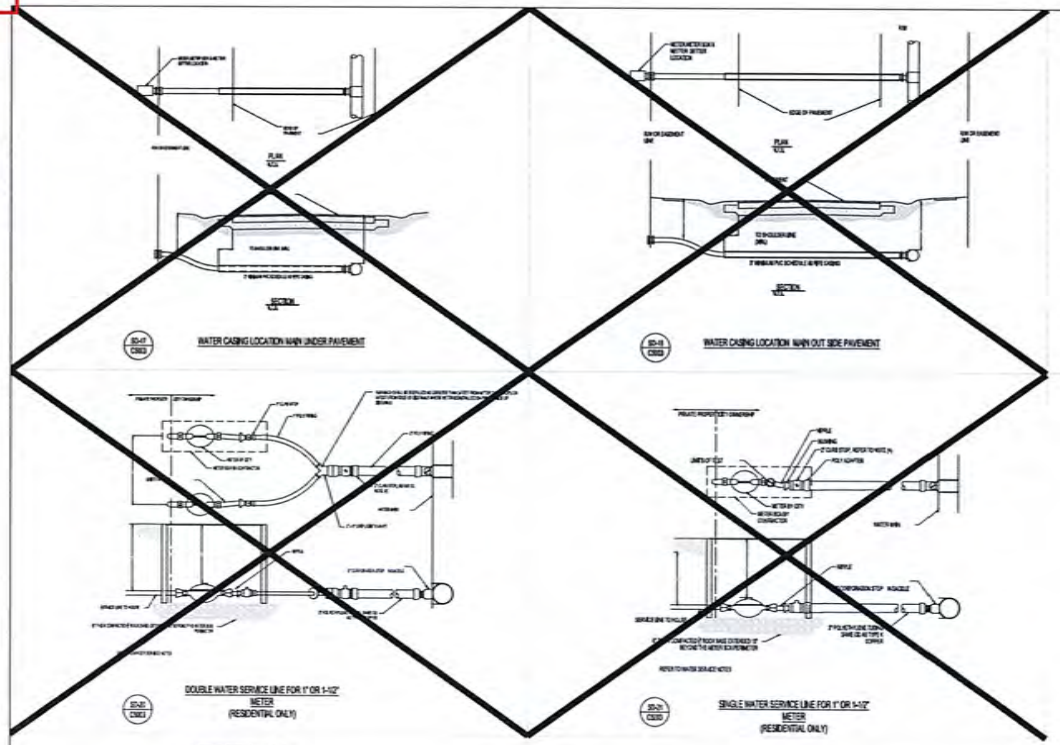
May 11, 2026

SHEET TITLE:

UTILITY DETAILS

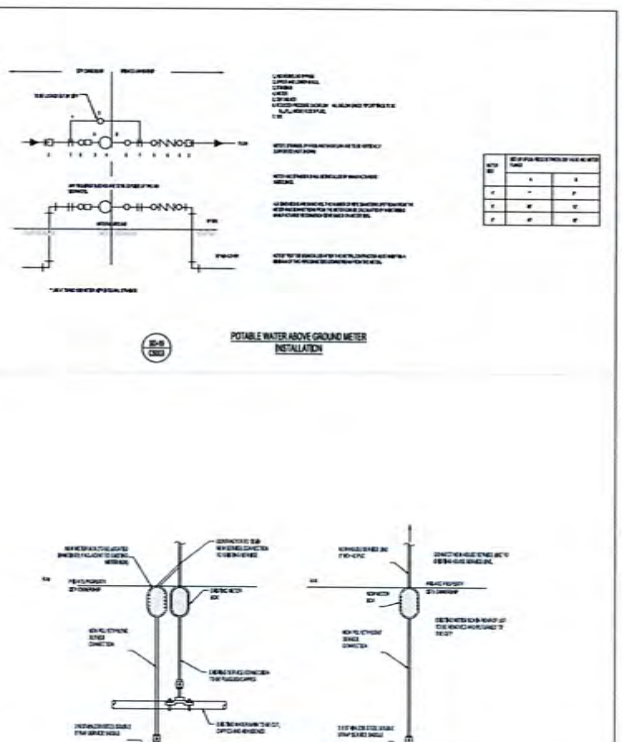
SHEET NUMBER:

U-2.2



WATER CASING LOCATION MAIN UNDER PAVEMENT

WATER CASING LOCATION MAIN OUT SIDE PAVEMENT



POTABLE WATER ABOVE GROUND METER INSTALLATION

DOUBLE WATER SERVICE LINE FOR 1" OR 1-1/2" METER (RESIDENTIAL ONLY)

SINGLE WATER SERVICE LINE FOR 1" OR 1-1/2" METER (RESIDENTIAL ONLY)

TYPE 1 - EXISTING FRONT METER

TYPE 2 - NEW FRONT METER

SINGLE WATER SERVICE LINE FOR 1", 1-1/2", & 2" METER (NON RESIDENTIAL)

WATER SERVICE GENERAL NOTES

SERVICE CONNECTION TYPES

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PH: (813) 968-3990

525 W. INDIANTOWN RD.
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PH: (561) 747-6336

REVISIONS

NO.	DATE	COMMENT	BY

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ENTITLEMENT

PROJECT No. F20-0072
DRAWN BY CS
CHECKED BY MPT
DATE 5/5/2020
CAD I.D.: F20-0072 WSU DETAILS

PROJECT:

The Sanborn
100 NE 1st Avenue
Boca Raton, FL

FOR

3S Capital Management
715 Saint Albans Drive
Boca Raton, FL 33486

THOMAS ENGINEERING GROUP

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FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MICHAEL A. TRUPPEL LICENSE No. 50572 STATE OF FLORIDA PROFESSIONAL ENGINEER

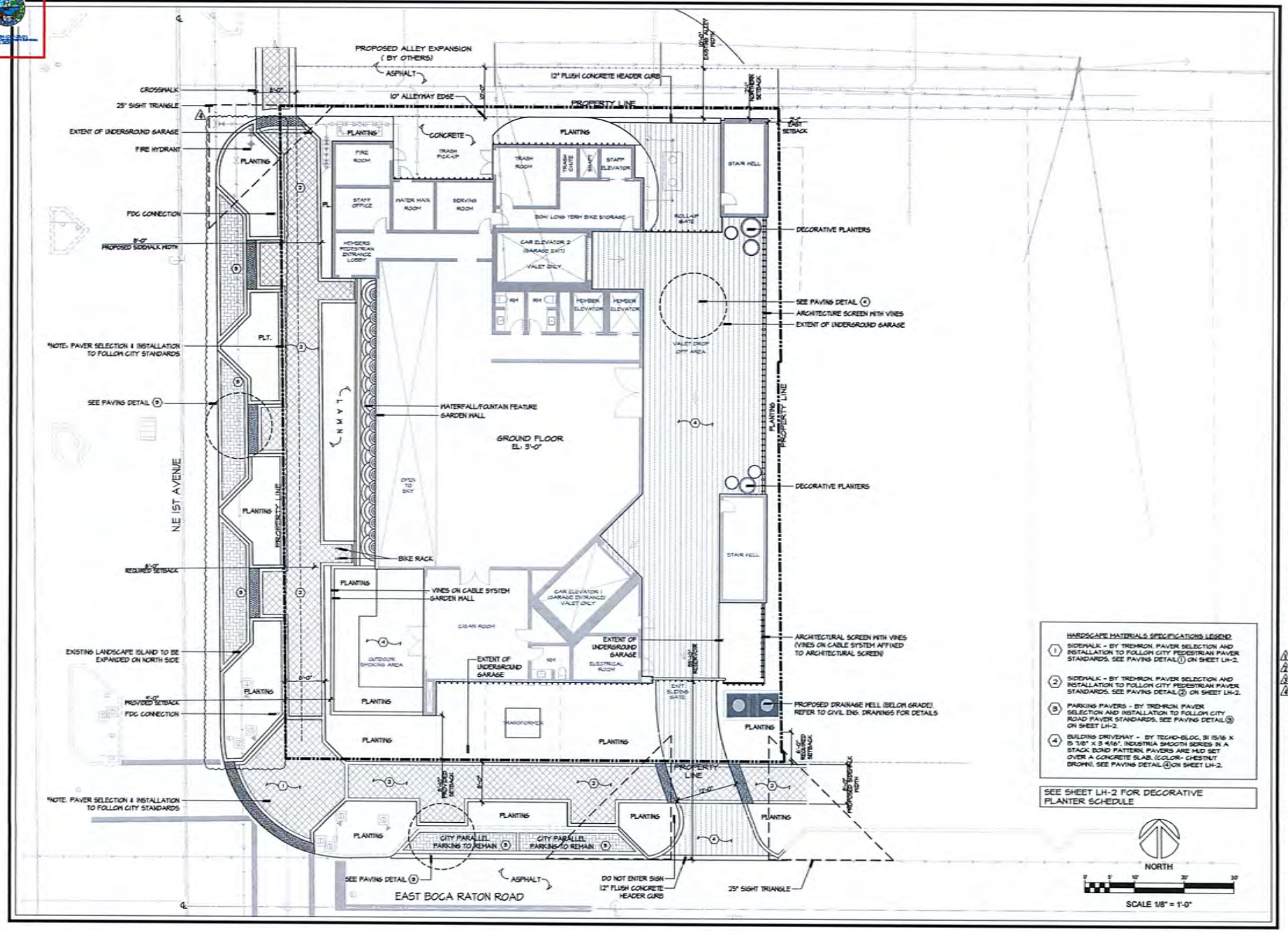
May 15, 2020

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

U-2.3



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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
GROUND LEVEL HARDSCAPE PLAN

REVISIONS:
1 01-15-26 Revision 1
2 03-05-26 Revision 2
3 05-07-26 Revision 3
4 07-01-26 Revision 4

NOVEMBER 11, 2025
DATE

M.F.
DRAWN BY:

M.J.
APPROVED BY:

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LH-1

DESIGN DEVELOPMENT

CONCRETE PAVERS BY TREMRON

STYLE 'A' - 8X8X2⅜ CORNERS TO BE NOTCHED IN FIELD 4X4X2⅜ PAVER, PEDESTRIAN RATED, SEE DETAIL FOR PATTERN.
COLOR: RED

STYLE 'B' - 4X4X2⅜ PEDESTRIAN RATED PAVER, SEE DETAIL FOR PATTERN - INSET AS SHOWN
COLOR: CHARCOAL

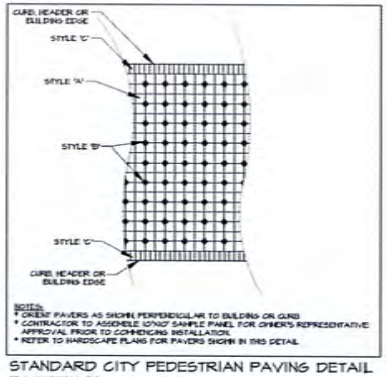
STYLE 'C' - 4X8X2⅜ PEDESTRIAN RATED PAVER, HEADER COURSE PERPENDICULAR TO EDGE, COLOR: RED
(HEADER COURSE COMPLETELY SURROUNDS 8X8 FIELD.
SEE PLANS FOR DESIGN/LAYOUT.

STYLE 'D' - 8X8X2⅜ PEDESTRIAN RATED PAVER, PATTERN AS SHOWN - AT 45 DEGREES TO PATHWAY, COLOR: SOUTH BEACH.

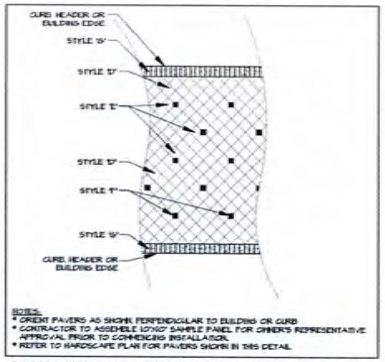
STYLE 'E' - 8X8X2⅜ TO RECEIVE 4X4X2⅜ PAVER, PEDESTRIAN RATED, PATTERN AS SHOWN - AT 45 DEGREES TO PATHWAY, COLOR: SOUTH BEACH. CORNERS TO BE NOTCHED IN FIELD

STYLE 'F' - 4X4X2⅜ PEDESTRIAN RATED PAVER, SEE DETAIL FOR PATTERN - INSET AS SHOWN
COLOR: TAN

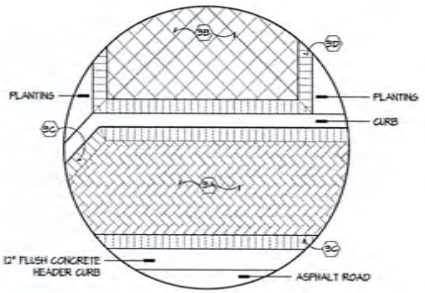
STYLE 'G' - 4X8X2⅜ PEDESTRIAN RATED PAVER, HEADER COURSE PERPENDICULAR TO EDGE, COLOR: TAN (HEADER COURSE COMPLETELY SURROUNDS 8X8 FIELD. SEE PLANS FOR DESIGN/LAYOUT.



1 STANDARD CITY PEDESTRIAN PAVING DETAIL PATTERN '1'
SCALE: NTS



2 STANDARD CITY PEDESTRIAN PAVING DETAIL PATTERN '2'
SCALE: NTS



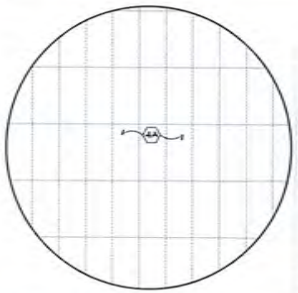
3 PARALLEL PARKING PAVING DETAIL
SCALE: 3/8"=1'-0"

5A PARKING FIELD: HERRINGBONE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION

5B PEDESTRIAN FIELD. PAVERS TO FOLLOW STANDARD CITY PEDESTRIAN PAVER PATTERN. REFER TO PAVING DETAIL 2

5C PARALLEL PARKING BORDER: SOLDIER COURSE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION

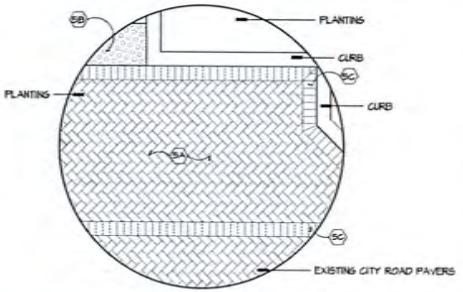
5D PEDESTRIAN BORDER: PAVERS TO FOLLOW STANDARD CITY PEDESTRIAN PAVER PATTERN. REFER TO PAVING DETAIL 2



4A (COLOR), TECHO-BLOC, INDUSTRIA SMOOTH SERIES PAVER IN CHESTNUT BROWN COLOR

4 BUILDING DRIVEWAY PAVING DETAIL
SCALE: 3/8"=1'-0"

4A FIELD: BY TECHO-BLOC, 31 15/16 X 15 7/8" X 3 9/16". INDUSTRIA SMOOTH SERIES IN A STACK BOND PATTERN. PAVERS ARE MUD SET OVER A CONCRETE SLAB. (COLOR- CHESTNUT BROWN)

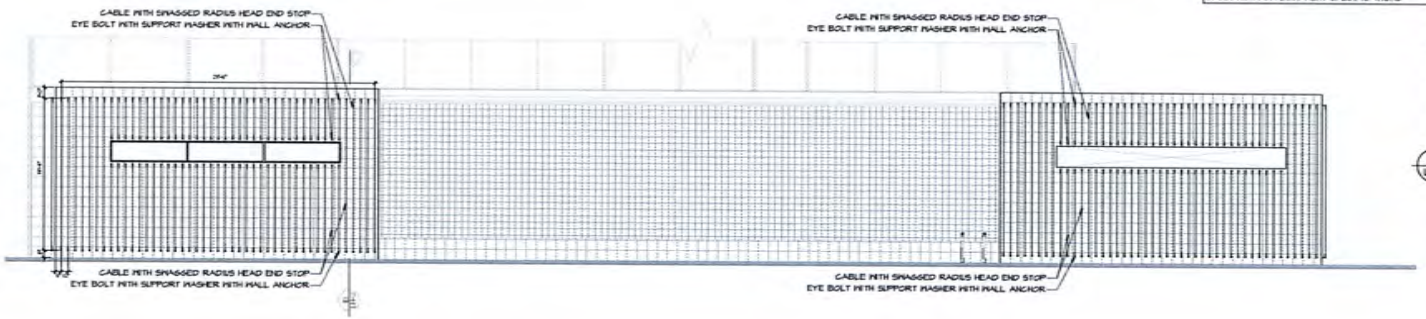


5 PARALLEL PARKING PAVING DETAIL
SCALE: 3/8"=1'-0"

5A PARKING FIELD: HERRINGBONE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION

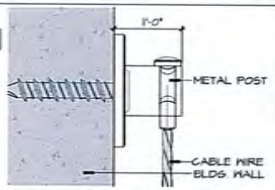
5B TRUNCATED DOME: TRUNCATED DOME PAVER TO FOLLOW STANDARD CITY TRUNCATED DOME FINISH AND STYLE

5C PARALLEL PARKING BORDER: SOLDIER COURSE PATTERN PAVERS TO FOLLOW CITY STANDARDS IN SELECTION AND INSTALLATION



1 LH-2 BUILDING WEST SIDE - VINE CABLE SYSTEM ELEVATION
SCALE: 3/16"=1'-0"

NOTE: SEE WWW.JAKOB-USA.COM GREEN SOLUTIONS 01 SECTION FOR EQUIPMENT SPECIFICATIONS



IB LH-2 TRELLIS PROFILE DETAIL
SCALE: 1"=1'-0"

JAKOB-USA CABLE IMAGE

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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
HARDSCAPE DETAILS

REVISIONS
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3

NOVEMBER 11, 2025
DATE

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APPROVED BY:

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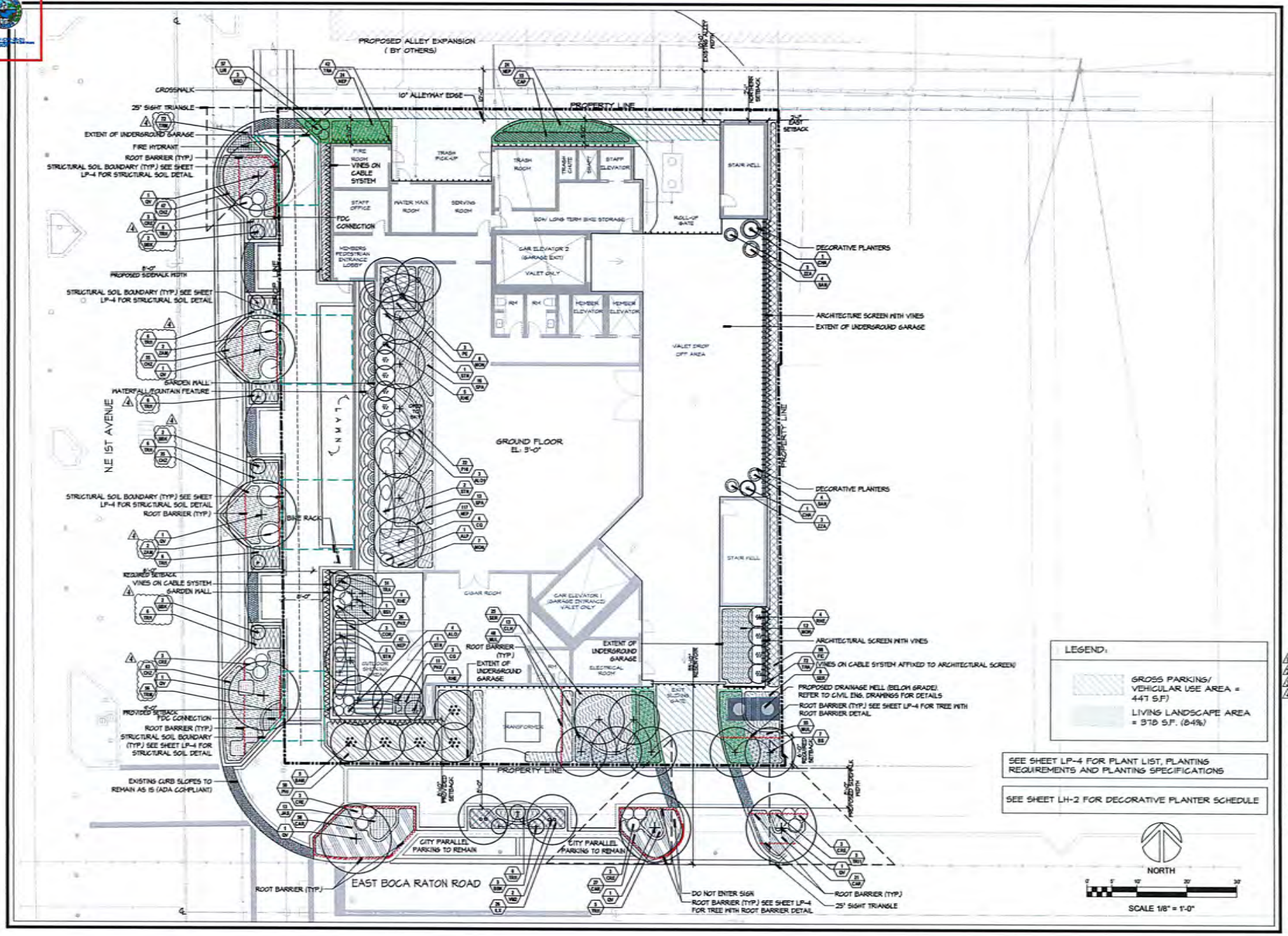
LH-2

DESIGN DEVELOPMENT



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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
GROUND LEVEL PLANTING PLAN

REVISIONS:
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3
07-01-26 Revision 4

NOVEMBER 11, 2025
DATE

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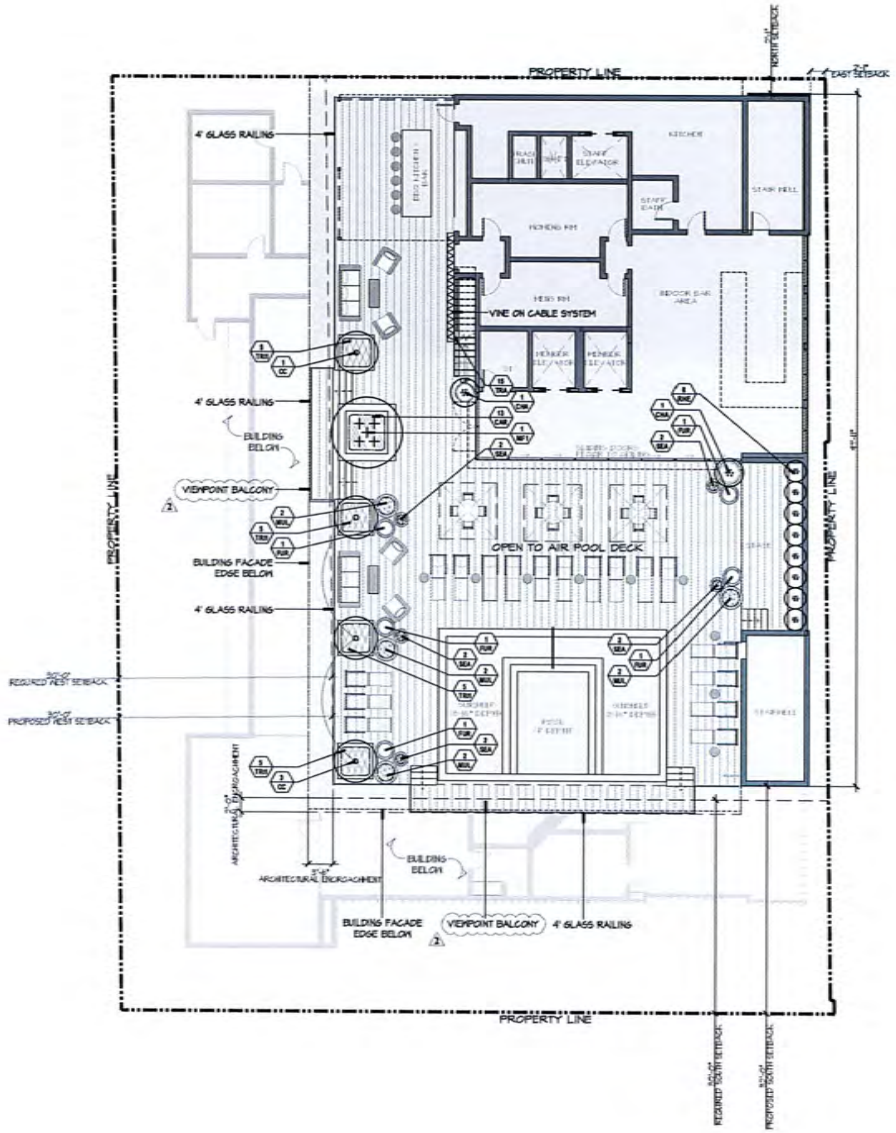
LP-1

DESIGN DEVELOPMENT



NORTH

SCALE 1/8" = 1'-0"

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Boca Raton, Florida 33431
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email: landscapearchitect@dsboca.com

THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
EIGHTH LEVEL PLANTING PLAN

01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3

NOVEMBER 11, 2025
DATE

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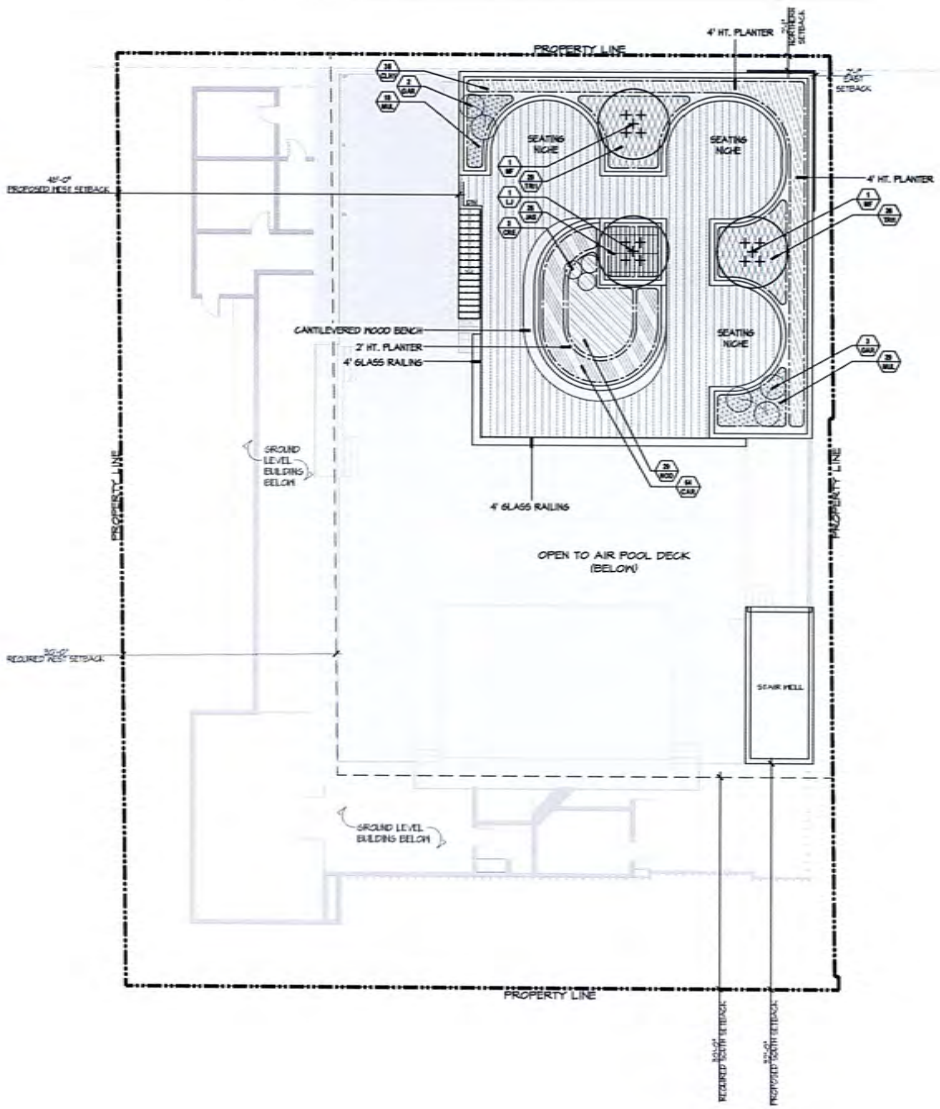
DRAWN BY

M.J.
APPROVED BY

LP-2

DESIGN DEVELOPMENT



NORTH

SCALE 1/8" = 1'-0"

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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
ROOF LEVEL PLANTING PLAN

DATE/REVISION
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3

NOVEMBER 11, 2025
DATE

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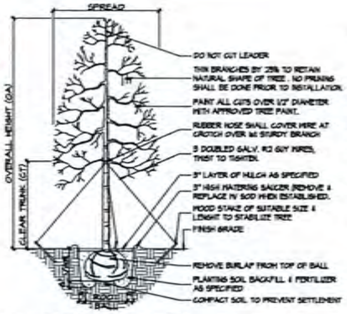
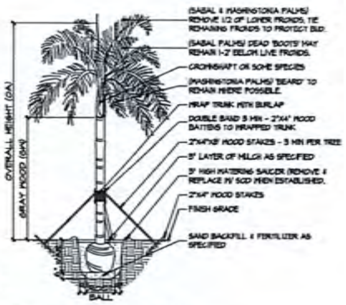
LP-3

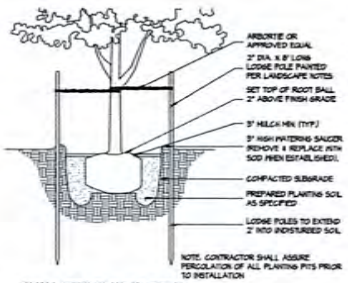
DESIGN DEVELOPMENT



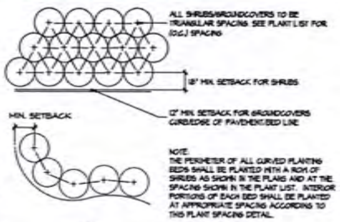
TYPICAL TREE PLANTING DETAIL

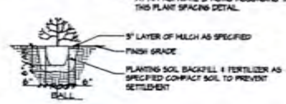


TYPICAL PALM PLANTING DETAIL

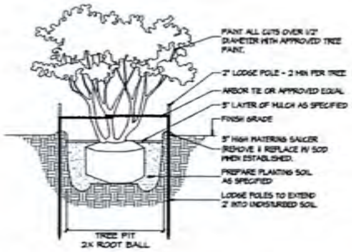


SMALL TREE PLANTING DETAIL

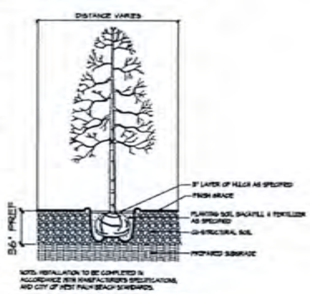




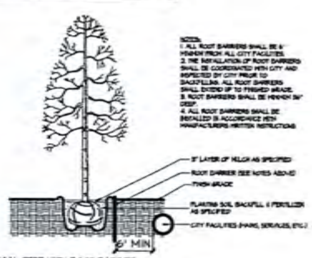
TYPICAL SHRUB PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL



TYPICAL STRUCTURAL SOIL PLANTING DETAIL



TYPICAL TREE WITH ROOT BARRIER

N.T.S.

TYPICAL IRRIGATION HEAD LAYOUT FOR 100% COVERAGE AS RECOMMENDED BY IRRIGATION PROFESSIONALS. 100% OVERLAP COVERAGE WILL BE PROVIDED FOR ALL LANDSCAPED AREAS. IRRIGATION SYSTEM WILL INCLUDE A RAIN SENSOR.

NOTE: 100% COVERAGE IRRIGATION SYSTEM USING CITY WATER TO BE PROVIDED

XERISCAPE POINT SYSTEM (CAB)

1. IRRIGATION SYSTEM	
MOISTURE SENSING CONTROLLER	5 POINTS
PLANT WATER USAGE ON PLAN LIST	5 POINTS
2. SHRUBS	
50% OF PLANTS FROM LIST	10 POINTS
3. TREES	
50% OF THE TOTAL QUANTITY OF TREES FROM LIST	10 POINTS
4. SOD	
SOD AREA LESS THAN 60% OF LANDSCAPE AREA	5 POINTS

PLANT LIST

TREES AND PALMS

KEY	QTY. TOTAL	LP-1	LP-2	LP-3	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	DBH	REMARKS	NATIVE	DROUGHT TOLERANCE
BB	2	2	-	-	BURSERA SIMARUBA GUMBO LIMBO	14'	8'	5'	4"	FULL CANOPY	X	HIGH
BSS	1	1	-	-	BURSERA SIMARUBA GUMBO LIMBO 'SPECIMEN'	18' O.A.	14'		6"	FULL CANOPY, SPECIMEN MULTI-TRUNK TREE FORM	X	HIGH
CC	4	-	4	-	COCCOTHRINAX CRINITA OLD MAN PALM	8' O.A.	6-7'	5-6'		FULL CANOPY		MODERATE
CG	8	8	-	-	CAESALPINIA GRANADILLO BRIDAL VEIL	16'	8'		4"	FULL CANOPY		HIGH
LJ	1	-	-	1	LIGUSTRUM JAPONICUM WAX PRIVET	8'	8'	MULTI-TRUNK		FULL CANOPY		HIGH
MF	2	-	-	2	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	10'	7'	6'	2" EACH	FULL CANOPY MULTI-TRUNK TREE FORM	X	HIGH
MF1	1	-	1	-	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER 'SPECIMEN'	12'	7'	6'		FULL CANOPY, SPECIMEN MULTI-TRUNK TREE FORM, TO BE SPECIFIED BY L.A.	X	HIGH
PE	3	3	-	-	PTYCHOSPERMA ELEGANS ALEXANDER PALM	14' O.A.				FULL HEADS		MODERATE
QV	2	2	-	-	QUERCUS VIRGINIANA LIVE OAK	18'	10'	6'	4"	FULL CANOPY	X	HIGH
WM2	2	2	-	-	VEITCHIA MONTGOMERYANA VEITCHIA PALM 'DOUBLE TRUNK'	18-20' O.A.				FULL HEADS DOUBLE TRUNK		MODERATE

SHRUBS AND GROUNDCOVER

KEY	QTY. TOTAL	LP-1	LP-2	LP-3	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
ALO	4	4	-	-	ALOCASIA CALIFORNIA DWARF CALIFORNIA	24"	24"			FULL CONT.		LOW
ALOH	2	2	-	-	ALOCASIA GIGANTEA GIANT ELEPHANT EAR - SHADE GROWN	5'	5'			MULTI-CLUMP 15 GAL. CONT.		LOW
ALP	1	1	-	-	ALPINIA PURPURATA 'EILEEN MCDONALD' EILEEN MCDONALD GINGER	30"	30"		30" O.C.	FULL CLUMP 7 GAL.		MODERATE
BAM	5	5	-	-	BAMBUSA SPP. BAMBOO					TO BE SELECTED BY LANDSCAPE ARCHITECT		
BBK	5	5	-	-	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	3-4'	2-3'			TREE STANDARD 'PURPLE'		HIGH
BRO	3	3	-	-	ALCANTAREA IMPERIALIS BROMELIAD	18"	12"			FULL CONT. SPECIMEN		LOW
CAP	15	15	-	-	CAPPARIS CYNOPHALLOPHORA L. 'HEDGE' JAMAICAN CAPER HEDGE	4'	2-3'	FULL TO BASE	3' O.C.	FULL CONT.	X	HIGH
CAR	183	108	12	64	CARISSA MACROCARPA 'EMERALD BLANKET' NATAL PLUM 'EMERALD BLANKET'	10-12"	10-12"		12" O.C.	FULL CONT.		MODERATE
CHA	4	2	2	-	CHAMAEDOREA CATARACTARUM CAT PALM	4-5'	3'	FULL TO BASE		MULTI STEM, FULL CONT.		MODERATE
CHC	108	108	-	-	CHRYSOBALANUS ICACO 'HORIZONTAL' HORIZONTAL COCOPLUM	18"	18"		18" O.C.	FULL CONT.	X	HIGH
CLH	13	13	-	-	CLUSIA GUTTIFERA 'HEDGE' SMALL LEAF CLUSIA HEDGE	5'	20-22"	FULL TO BASE	3' O.C.	FULL CONT. 25 GAL. CONT.		HIGH
CLM	30	-	-	30	CLUSIA GUTTIFERA 'HEDGE' SMALL LEAF CLUSIA HEDGE	4-5'	18"	FULL TO BASE	2.5' O.C.	FULL CONT.		HIGH
COR	3	3	-	-	CORDYLINE FRUTICOSA TI PLANT	24"	18"	FULL TO BASE		MULTI 7 GAL.		MODERATE
CRE	18	15	-	3	CRINUM AUGUSTUM 'QUEEN EMMA' CRINUM LILY 'QUEEN EMMA'	30"	30"					MODERATE
FIC	38	38	-	-	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS SHRUB	16"	18"		18" O.C.	FULL CONT. 7 GAL. CONT.		MODERATE
FUR	1	-	1	-	FURCRAEA FOETIDA 'VARIEGATA' FALSE AGAVE	24"	24"			FULL CONT.		MODERATE
GAR	1	-	-	1	GARCINIA SPICATA GARCINIA	5'	2-3'			TREE STANDARD		
ILX	25	25	-	-	ILEX VOMITORIA 'NANA' DWARF YAUPON	18"	18"		18" O.C.	FULL CONT.	X	HIGH
JAS	33	13	-	20	JASMINUM VOLUBILE WAXLEAF JASMINE	18"	12"		18" O.C.	FULL CONT.		MODERATE
LIR	57	57	-	-	LIRIOPE M. 'EVERGREEN GIANT' GIANT LILYTURF	10-12"	10-12"		12" O.C.	FULL CONT.		HIGH
MON	27	27	-	-	MONSTERA DELICIOSA SWISS CHEESE PLANT	24"	24"		3' O.C.	FULL CONT.		MODERATE
MUL	158	103	8	47	MUHLENBERGIA CAPILLARIS MUHLY GRASS	18"	18"		2' O.C.	FULL CONT.	X	HIGH
NEP	213	213	-	-	NEPHROLEPIS EXALTATA BOSTON FERN	16"	15"		18" O.C.	FULL CONT.	X	MODERATE
NOO	28	-	-	28	NERIUM OLEANDER OLEANDER	18"	18"		3' O.C.	FULL CONT.		HIGH
PHI	73	73	-	-	PHILODENDRON SELLOUM SPLIT LEAF PHILODENDRON	30"	30"		3' O.C.	FULL CLUMP 7 GAL.		MODERATE
PHX	37	37	-	-	PHILODENDRON 'XANADU' DWARF PHILODENDRON	16-18"	16-18"		18" O.C.	FULL CLUMP 3 GAL.		MODERATE
RHE	13	11	2	-	RHAPIS EXCELSA LADY PALM	6-7'	24-30"			FULL CLUMP 25 GAL.		MODERATE
SAN	8	8	-	-	SANSEVIERIA MOTHER-IN-LAW'S TONGUE	20-24"	16-18"		12" O.C.	FULL CONT.		HIGH
SEA S.F.	12	-	12	-	SEASONAL COLOR - QTY TO FILL AREAS ON PLAN	VARIETY AND COLOR TO BE SELECTED (12" O.C.)				4" POTS FULL		LOW
SER	34	34	-	-	SERENOA REPENS 'SILVER FORM' SILVER SAW	3'	3'		30" O.C.	25 GAL. CONT.		HIGH
SPA	25	25	-	-	SPATHIPHYLLUM 'SUPREME' SUPREME PEACE LILY	24"	20-22"		18" O.C.	FULL CONT.		LOW
STN	6	6	-	-	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	10-12'	4-6'			FULL CLUMP		HIGH
TRA	188	168	15	-	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	5-6' LONG RUNNERS				SUPPORT 15 GAL. CONT.		MODERATE
TRH	50	50	-	-	TRIPSACUM DACTYLOIDES 'DWARF' DWARF FAKAHATCHEE	18"	18"		2' O.C.	FULL CLUMP	X	HIGH
TRM	143	128	15	-	TRACHELOSPERMUM ASIATICUM 'MINIMA' ASIAN JASMINE	4-6"	4-6"		4" O.C.	1 GAL. CONT.		MODERATE
ZAM	4	4	-	-	ZAMIA INTEGRIFOLIA COONTIE	30"	30"			FULL CONT.	X	HIGH
ZZA	8	8	-	-	ZAMIOCULCAS ZAMIIFOLIA ZZ PLANT	18"	18"			FULL CONT.		MODERATE

MISCELLANEOUS

- [illegible]
- Planting soil - [illegible]
- Sand: Palms to be planted in clean sand, [illegible]
- Mulch - 2" depth of shredded "dark brown" [illegible]

GENERAL NOTES

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
PLANT LIST AND PLANTING DETAILS

REVISIONS:
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3
07-01-26 Revision 4

NOVEMBER 11, 2025
DATE

M.F.
DRAWN BY:

M.J.
APPROVED BY:

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LP-4

DESIGN DEVELOPMENT

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.): Indicates average spread to midpoint of current season's growth.
- Height (or O.A.): Indicates overall height from top of ball to midpoint of current season's growth.
- C.T.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams)
- Meter of Wood (or Meter of Hard Grey Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green"boots". (See Palm Planting Diagram)

B. Quantities:
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free

D. Substitution:
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:
All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:
Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:
Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:
Trees moved by winch or crane shall be thoroughly protected from chain marks, girding or bark slippage by means of other approved methods.

3. Materials:

A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Peat: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition, free from lumps.

C. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 25%minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

D. Mulch: Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.

E. Drainage Stone (when applicable): Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - ½"-1 ½" in diameter - as required in the bottom of raised planters.

F. Filter Fabric (when applicable): Filter fabric, as required between gravel and soil in planters to be Dewitt "Filter-fabric" (800)888-4664 or equal.

4. Planting Operations:

A. Soil Preparation:
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

B. Layout:
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

C. Excavation for Planting:
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

E. Container Grown Plants:
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes:
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement.)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:
All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line forfuture waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs."Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

K. Guying Trees:
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 11/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:
All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil:
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades:
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses.Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

A. Guarantee:
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for one year from the date of acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

2

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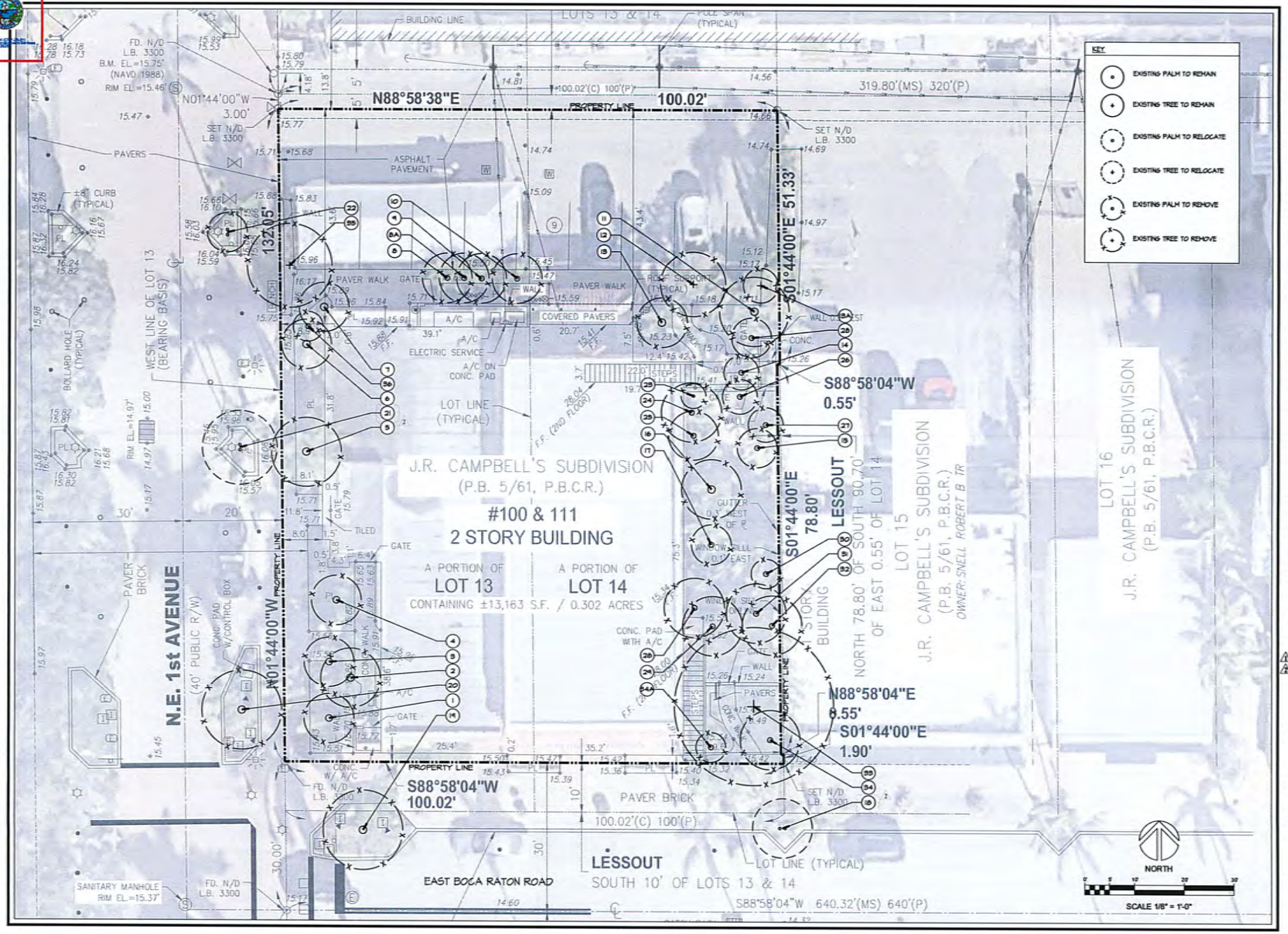
THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
PLANTING SPECIFICATIONS

REVISIONS
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3

NOVEMBER 11, 2025
DATE
M.F.
DRAWN BY:
M.J.
APPROVED BY:

LP-5

DESIGN DEVELOPMENT



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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
TREE DISPOSITION PLAN

DATE/REVISIONS
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3

NOVEMBER 11, 2025
DATE

M.F.
DRAWN BY:

M.J.
APPROVED BY:

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TD-1

DESIGN DEVELOPMENT

MITIGATION SUMMARY	
CANOPY TREES:	**TOTAL**
TOTAL TREES DBH REMOVED:	51 INCHES
-TREES WITH CONDITION RATING > 31% REMOVED (INCH PER INCH REPLACEMENT): 4 Trees	
PROPOSED REPLACEMENT INCHES:	51 INCHES

PALMS: (1:1 REPLACEMENT)	TOTAL
PALMS REMOVED:	33 Palms
PALMS PROVIDED (1:1 REPLACEMENT):	10 Palms
HARDWOOD TREE REPLACEMENT: 23 PALMS/3 PALMS= 8 TREES @ 2"DBH PROVIDED HARDWOOD TREE REPLACEMENT:	4 TREES @ 4" DBH

RELOCATED:	TOTAL
RELOCATED PALMS:	2 Palms
(RELOCATED OFF SITE TO BE COORDINATED WITH CITY ENVIRONMENTAL DEPARTMENT)	

TREE DISPOSITION TABLE

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	TREE PROTECTION ZONE (TPZ)*	TREE DISPOSITION	RELOCATION CANDIDATE (Y/N)	REMARKS
1	Foxtail Palm	*Wodyetia bifurcata*	17	10	9	13	Fair	52%	2.0	Remove	N	Nutrient deficiency
2	Royal Palm	*Roystonea regia*	35	12	14	28	Good	70%	3.0	Remove	Y	
3	Foxtail Palm	*Wodyetia bifurcata*	17	10	8	13	Fair	52%	2.0	Remove	N	Nutrient deficiency
4	Foxtail Palm	*Wodyetia bifurcata*	21	10	11	17	Fair	52%	2.0	Remove	N	Nutrient deficiency
5	Royal Palm	*Roystonea regia*	33	14	16	27	Good	65%	3.0	Remove	Y	
6	Royal Palm	*Roystonea regia*	35	10	13	29	Good	65%	3.0	Remove	Y	
7	Christmas Palm	*Adonidia merrillii*	10	10	4, 2	7	Fair	53%	1.0	Remove	N	Nutrient deficiency
8	Christmas Palm	*Adonidia merrillii*	12	10	3, 2, 2	8	Fair	53%	1.0	Remove	N	Nutrient deficiency
8A	Christmas Palm	*Adonidia merrillii*	12	10	3, 3, 2	8	Fair	53%	1.0	Remove	N	Nutrient deficiency
9	Christmas Palm	*Adonidia merrillii*	11	10	3, 1, 1	7	Fair	53%	1.0	Remove	N	Nutrient deficiency
10	Christmas Palm	*Adonidia merrillii*	14	10	4.5, 3, 1	10	Fair	53%	1.0	Remove	N	Nutrient deficiency
11	Royal Palm	*Roystonea regia*	30	14	13	24	Fair	50%	3.0	Remove	N	Nutrient deficiency
12	Yellow Tabebuia	*Tabebuia caraiba*	15	13	8		Fair	46%	4.0	Remove	N	Poor structure, trunk lean, confined root space, heading cuts
13	Christmas Palm	*Adonidia merrillii*	19	10	5, 4	16	Fair	52%	2.0	Remove	N	Nutrient deficiency
13A	Live Oak	*Quercus virginiana*	12	7	3		Fair	55%	1.0	Remove	N	Poor structure, confined root space, buried root collar
14	Areca Palm	*Dypsis lutescens*	10	7	7" multi	7	Fair	52%	1.0	Remove	N	Nutrient deficiency
15	Solitaire Palm	*Ptychosperma elegans*	21	8	7" multi	18	Fair	50%	1.0	Remove	N	Nutrient deficiency, Florida Invasive Species Council Category II invasive
16	Christmas Palm	*Adonidia merrillii*	25	12	5, 5	22	Fair	52%	2.0	Remove	N	Nutrient deficiency
17	Montgomery Palm	*Veitchia montgomeryana*	25	8	7	22	Fair	52%	2.0	Remove	N	Nutrient deficiency
18	**Montgomery Palm**	***Veitchia montgomeryana***	**34**	**12**	**8, 8**	**31**	**Good**	**65%**	**2.0**	**Relocate**	**Y**	**Nutrient deficiency. Off-site relocation to be coordinated with City Environmental Department.**
19	Royal Palm	*Roystonea regia*	45	16	22	38	Good	70%	3.0	Remove	Y	
20	Royal Palm	*Roystonea regia*	42	16	17	36	Good	65%	3.0	Remove	Y	Nutrient deficiency
21	**Montgomery Palm**	***Veitchia montgomeryana***	**29**	**15**	**8.5, 6**	**25**	**Good**	**62%**	**2.0**	**Relocate**	**Y**	**Nutrient deficiency. Off-site relocation to be coordinated with City Environmental Department.**
22	Montgomery Palm	*Veitchia montgomeryana*	33	8	8	29	Fair	52%	2.0	Remove	2 N	Nutrient deficiency, trunk wound
23	Thatch Palm	*Thrinax radiata*	19	5	4	16	Good	70%	1.0	Remove	Y	
24	Areca Palm	*Dypsis lutescens*	17	12	12" multi	14	Fair	54%	2.0	Remove	N	Nutrient deficiency
25	Christmas Palm	*Adonidia merrillii*	17	10	4, 2, 1	14	Fair	54%	2.0	Remove	N	Nutrient deficiency
26	Foxtail Palm	*Wodyetia bifurcata*	20	7	8	17	Fair	53%	1.0	Remove	N	Nutrient deficiency
27	Christmas Palm	*Adonidia merrillii*	14	7	3,5, 1	11	Fair	54%	1.0	Remove	N	Nutrient deficiency
28	Areca Palm	*Dypsis lutescens*	22	12	15" multi	19	Good	65%	2.0	Remove	N	Nutrient deficiency, insufficient rootball for relocation
29	Areca Palm	*Dypsis lutescens*	22	12	12" multi	19	Good	65%	2.0	Remove	N	Nutrient deficiency, insufficient rootball for relocation
30	Christmas Palm	*Adonidia merrillii*	18	6	3	15	Fair	48%	1.0	Remove	N	Nutrient deficiency
31	Christmas Palm	*Adonidia merrillii*	23	12	6, 6	20	Fair	54%	2.0	Remove	N	Nutrient deficiency
32	Christmas Palm	*Adonidia merrillii*	23	12	4, 2, 1	20	Fair	54%	2.0	Remove	N	Nutrient deficiency
33	Royal Poinciana	*Delonix regia*	25	32	30		Fair	49%	6.0	Remove	N	Poor structure, flush cuts, unbalanced crown, significantly confined root zone, deadwood, light mounted to trunk
34	Areca Palm	*Dypsis lutescens*	10	12	13" multi	7	Fair	55%	1.0	Remove	N	Nutrient deficiency
34A	Foxtail Palm	*Wodyetia bifurcata*	23	6	8	20	Good	65%	2.0	Remove	N	Canopy crowding, insufficient rootball for relocation
35	Gumbo Limbo	*Bursera simaruba*	22	17	10		Fair	60%	2.0	Remove	N	Poor structure, significantly confined root space, insufficient rootball for relocation, poor live crown ratio
36	Christmas Palm	*Adonidia merrillii*	10	6	4	7	Fair	55%	1.0	Remove	N	Nutrient deficiency

*** Tree Protection Zone radius average in feet***

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THE SANBORN
100 NE 1ST AVE, BOCA RATON, FL
TREE DISPOSITION TABLE

DATE REVISIONS
01-15-26 Revision 1
03-05-26 Revision 2
05-07-26 Revision 3

NOVEMBER 11, 2025
DATE

M.F.
DRAWN BY:

M.J.
APPROVED BY:

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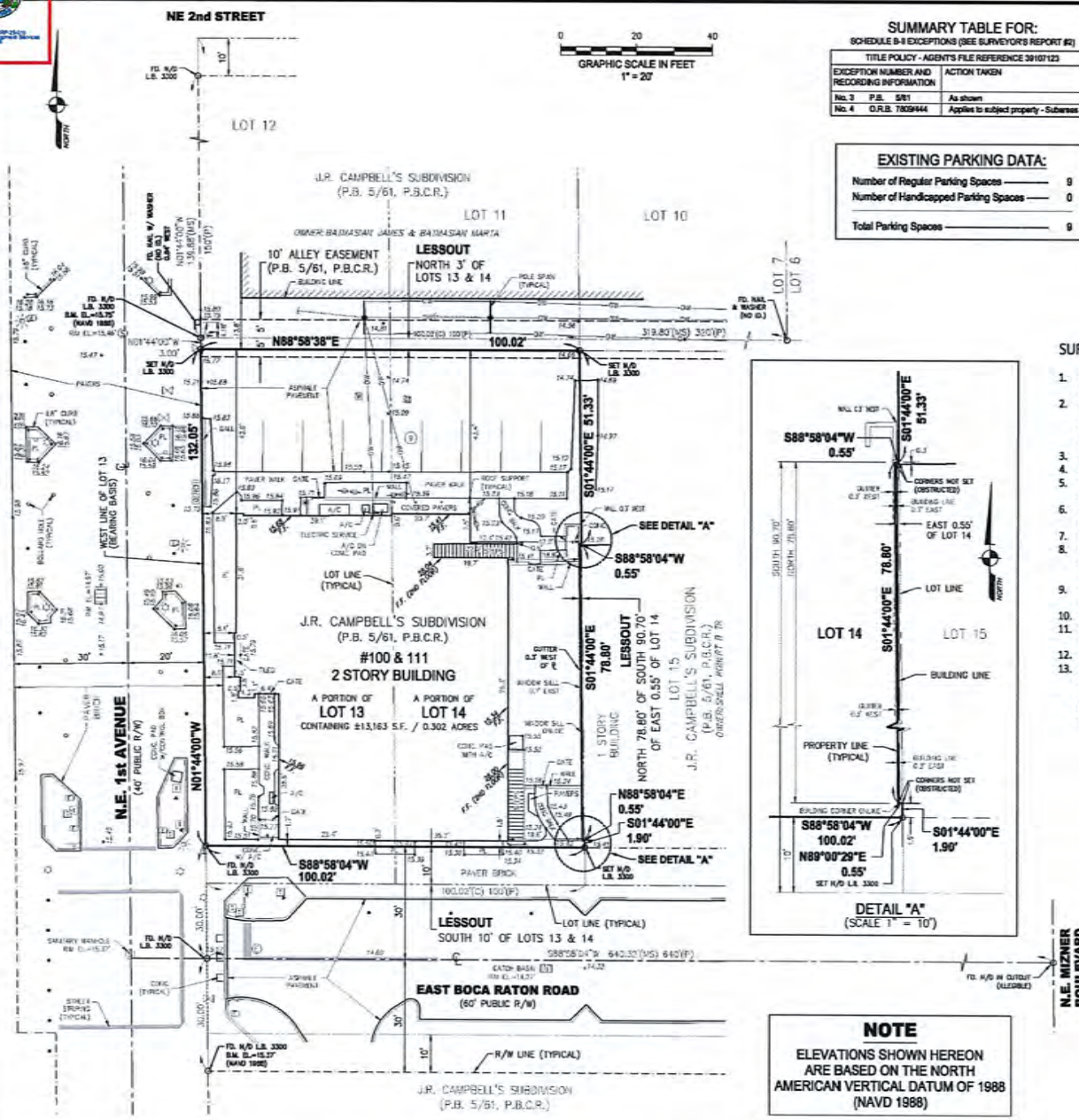
TD-2

DESIGN DEVELOPMENT



SUMMARY TABLE FOR:

SCHEDULE B-II EXCEPTIONS (SEE SURVEYOR'S REPORT #2)

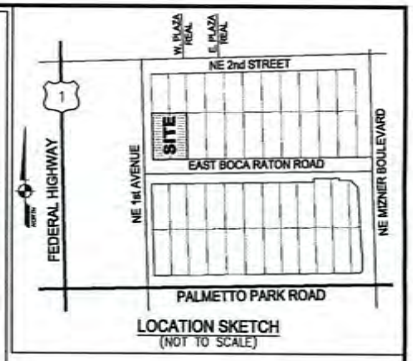
TITLE POLICY - AGENT'S FILE REFERENCE 39107123	
EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN
No. 3 P.B. 5/61	As shown
No. 4 O.R.B. 7809/444	Applies to subject property - Subareas B

EXISTING PARKING DATA:

Number of Regular Parking Spaces	9
Number of Handicapped Parking Spaces	0
Total Parking Spaces	9

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- EXISTING FINISHED FLOOR ELEVATION
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- LANDSCAPE LIGHT (SPOT LIGHT)
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- PARKING METER
- SANITARY MANHOLE
- SIGN (UNLESS NOTED)
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- YARD LIGHT



LOCATION SKETCH
(NOT TO SCALE)

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Policy 021——, Endorsement No. 1 & 2, Agent's File Reference 39107123, issued by Old Republic National Title Insurance Company, dated _____. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings, distances and/or angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Lot 13 having a bearing of N01°44'00"W.
6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C1177G, Version Number 2.6.3.4, Community Number 120195, dated 12/20/2024.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: A closed loop between the City of Boca Raton Benchmark #445, @ Lift Station #25, Silver Palm Park, Elevation = 4.614 feet (NAVD 1988) and 6.179 feet (NGVD 1929) and the City of Boca Raton Benchmark #447, on catchbasin south of ℄ of Palmetto Park Road @ 450 East Palmetto Park Road, Elevation = 5.973 feet (NAVD 1988) and 7.538 feet (NGVD 1929).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1" = 20'.
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Adjacent property owner information shown hereon was obtained from the Palm Beach County Property Appraiser's website.
13. Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; B.M. = Benchmark; C = Calculated; ℄ = Centerline; CONC. = Concrete; D = Per Deed; EL. = Elevation; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; L.B. = Licensed Business; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PL = Planter; P.S.M. = Professional Surveyor & Mapper; R/W = Right-of-Way; S.F. = Square Feet; W/ = With.

LAND DESCRIPTION:

Lot 13, LESS the north 3 feet and the south 10 feet thereof, and Lot 14, LESS the north 3 feet and the south 10 feet thereof, J.R. CAMPBELL'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 5, Page 61, Public Records of Palm Beach County, Florida.

LESS AND EXCEPT therefrom the following described property:

The north 78.80 feet of the south 90.70 feet of the east 0.55 feet of Lot 14, J.R. CAMPBELL'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 5, Page 61, Public Records of Palm Beach County, Florida.

Said lands situate in the City of Boca Raton, Palm Beach County, Florida and containing 13,163 square feet (0.302 acres) more or less.

CERTIFICATION:

To: The Sanborn RE, LLC; The Sanborn Holdco I, LLC; The Sanborn Topco LLC and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 08/19/2025.

Date of Plat or Map: 03/12/2026

Digitally signed by Marisha M. Kreitman, P.S.M.
Date: 2026.03.12 15:04:29 -04'00'

MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED PER PLANNING & ZONING COMMENTS	09/08/2026	N/A	B.M.G.						
REVISED CERTIFIED PARTIES AND TITLE POLICY	02/02/2026	N/A	B.M.G.						

ALTA / NSPS LAND TITLE SURVEY
100 & 111 N.E. 1ST AVENUE
PORTIONS OF LOTS 13 & 14
J.R. CAMPBELL'S SUBDIVISION
(PLAT BOOK 5, PAGE 61, P.B.C.R.)
LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

JOB #:	13481
SCALE:	AS SHOWN
DATE:	08/19/2025
BY:	S.K.
CHECKED:	M.M.K.
F.B.	2270 PG. 22-26
SHEET:	1 OF 1